

1. 1-12-26 Agenda

Documents:

[AGENDA 1-12-26.PDF](#)

2. 1-12-26 Agenda Packet

Documents:

[AGENDA PACKET 1-12-26.PDF](#)

CITY OF MARLBOROUGH MEETING POSTING

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Meeting: **Planning Board**
Date: Monday, January 12, 2026
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2026 JAN -8 PM 12:49

This meeting of the Planning Board will be held in Memorial Hall on Monday, January 12, 2026, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

First Order of Business: Planning Board Organization Meeting – Election of Chairperson and Clerk

1. Draft Meeting Minutes

- A. December 15, 2025

2. Chair's Business

- A. Draft 2026 Meeting Schedule

- B. Mosher Lane, Forest Trail Subdivision
 - i. Correspondence from Daniel J Burger, Esq. Connolly Burger, P.C.

- C. Clover Street Improvements
 - i. Plans for signature
 - ii. Letter to Building Commissioner, William Paynton for signature

3. Approval Not Required

- A. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
 - Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc., 333 West Street, Milford, MA 01757
 - Deed: Book: 82594 Page: 461
Map: 90 Parcel: 83
 - i. Form A
 - ii. Correspondence from George T. Bahnan, Esq.
 - iii. Plan of land Dated: September 10, 2025

- B. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
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Map: 90 Parcel: 2A
 - i. Form A
 - ii. Correspondence from George T. Bahnan, Esq.
 - iii. Plan of land Dated: January 6, 2026

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. 547 Stow Road (Quinn Road) – no updates

- B. 689 Pleasant Street (Jewell Road)
 - i. Correspondence from City Solicitor, Jason Grossfield
 - (1) Acceptance Plan
 - (2) Open Space Deed

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

CITY OF MARLBOROUGH MEETING POSTING

- (3) Easement Deed
- (4) Easement Sketch
- ii. Draft Completion Bond – Secured by Real Estate
- iii. Correspondence from City Engineer, Thomas DiPersio – Acceptance Recommendation
- iv. Council Order No.25-1009620 – Request to accept Jewell Road as a public way – **Recommendation to Council**

C. 0 Stevens Street (Tobin Road) – Progress Report

D. 76 Broad Street (Pettes Road) – No updates

E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

6. Preliminary/Open Space/Limited Development Subdivision

A. 0 Howe Street and 0 Valley Street, Preliminary Subdivision Plan – **Set Public Hearing Date**

Applicant & Owner: Matthew Evangelous, 6 Butternut Lane, Bolton, MA 01740

Engineer: Jacob T. Lemieux, P.E., Hancock Associates, 315 Elm Street, Marlborough, MA 01752

Deed: Book: 64574 Page: 193

Map: 82 Parcel: 125

i. Form B

ii. Preliminary Subdivision Plan Dated: January 6, 2026

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group – No updates

B. Paper Street – No updates

C. Letters to state for Signature – Home Rule Petition

11. Calendar Updates

A. 547 Stow Road (Quinn Road) Chuck & Tim Black

Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance

Current Status: - Roadway under construction

B. 689 Pleasant Street (Jewell Road) William Limberopoulos

Approved: June 26, 2023 Next Steps: - (Lot 6 held for street acceptance)

Current Status: - Roadway construction complete, with Council for Acceptance

C. 0 Stevens Street (Tobin Road) Charles Bourque & Michael Carney

Approved: November 7, 2022, extension approved through December 2, 2027

Next Steps: - (Lot 4 held for street acceptance)

Current Status: - Roadway under construction

D. 76 Broad Street (Pettes Road) Camila & Garrett Marino

Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 (**OLD RULES AND REGS**)

Next Steps: - Preconstruction meeting

E. Stratton Woods

Current Status: Waiting on developer to respond to correspondence

12. Public Notices of other Cities & Towns (None)

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 - ii. Letter to Building Commissioner, William Paynton for signature

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5. Subdivision Progress Reports

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 - i. Correspondence from City Solicitor, Jason Grossfield
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C. 0 Stevens Street (Tobin Road) – Progress Report

D. 76 Broad Street (Pettes Road) – No updates

E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

6. Preliminary/Open Space/Limited Development Subdivision

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Applicant & Owner: Matthew Evangelous, 6 Butternut Lane, Bolton, MA 01740

Engineer: Jacob T. Lemieux, P.E., Hancock Associates, 315 Elm Street, Marlborough, MA 01752

Deed: Book: 64574 Page: 193

Map: 82 Parcel: 125

i. Form B

ii. Preliminary Subdivision Plan Dated: January 6, 2026

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group – No updates

B. Paper Street – No updates

C. Letters to state for Signature – Home Rule Petition

11. Calendar Updates

A. 547 Stow Road (Quinn Road) Chuck & Tim Black

Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance

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B. 689 Pleasant Street (Jewell Road) William Limberopoulos

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D. 76 Broad Street (Pettes Road) Camila & Garrett Marino

Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 (**OLD RULES AND REGS**)

Next Steps: - Preconstruction meeting

E. Stratton Woods

Current Status: Waiting on developer to respond to correspondence

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MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

December 15, 2025

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Sean Fay, Barbara Fenby, Patrick Hughes, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio. Member Absent: James Fortin

1. Draft Meeting Minutes

A. December 1, 2025

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the December 1, 2025, meeting minutes. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

2. Chair's Business

A. Mosher Lane, Forest Trail Subdivision – no updates

Mr. Fay reminded the Board that Mr. Burger was trying to familiarize himself with the title issues and looking into a quote for the gate and stone installation. The Administrator explained she has an email into Mr. Burger requesting an update.

B. Clover Street Improvements

i. Correspondence from City Engineer, Thomas DiPersio – Review

Mr. LaVenture read the December 11, 2025, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

ii. Improvement plans Date: Rev. November 14, 2025

Brain Falk, Esq, of Mirick O'Connell (100 Front Street, Worcester, MA 01608) spoke on behalf of Clover Street improvements and thanked Mr. DiPersio and the Board on there time on the matter. He explained the only item still outstanding is the sewer connection restriction agreement for the 2 existing homeowners on Clover Street. He explained drafts have been circulated to the homeowners for their review. The agreement would obligate Mr. Falk's client, Mr. Jackson as a developer to connect the existing homes to the City sewer lines being extended from Leoleis Drive up through Clover Street. These homes currently do not have a connection or an opportunity to connect, and the agreement would also obligate the developer to decommission their existing septic systems.

Mr. Fay asked, if this also included cleaning up the any disturbances on their properties?

Mr. Falk said, yes.

The Board discussed their next step of sending a letter to the Building Commissioner with the Board's opinion as to the adequacy of the Roadway and suggested items to be detailed on the letter, like connecting the homes to sewer and requirements on the stormwater system.

Mr. Falk provided some guidance and explained the letter to the Building Commissioner confirming the Board is satisfied with the Plan would then authorize the Building Commissioner to issue building permits upon build out of the roadway. Due of the number of units, a minor residential site plan approval would be required. Site Plan Review Committee will review the stormwater system design and the homeowner's association's responsibility for maintenance. A condition on the approval of the site plan permit would be the annual reporting of the stormwater system.

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MARLBOROUGH, MA 01752**

Mr. LaVenture noted including language on the initial funding as discussed at previous meetings. Mr. Falk explained the dollar amount would be established with the Site Plan Review Committee.

The Administrator explained she intended on attached the Board's previously issued guidance letter to the letter to Building Commissioner which details the Board's guidance and recommendations to the developer and requests of the Site Plan Review Committee.

The Board agreed to have the letter out to them no later than at their January 12, 2026, meeting.

After Mr. Falk and Mr. Jackson left the Board decided they would like a set of mylar plans for the Board to sign. The Administrator made the request via email.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to endorse the Clover Street Improvement plans, Rev. Dated November 14, 2025. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

3. Approval Not Required

86 Boivin Drive, Marlborough, MA 01752

Applicant & Owner: Paul A. & Patricia J. DiTullio, 86 Boivin Drive, Marlborough, MA 01752

Surveyor: Richard Reid Jr., Engineering Design Consultants, Inc.

32 Turnpike Road, Southborough, MA 01772

Deed: Book: 72253 Page: 456

Book: 76452 Page: 416

- i. Form A
- ii. Correspondence from City Engineer, Thomas DiPersio – Review
Mr. LaVenture read the December 11, 2025, correspondence into the record.
- iii. Plan of land Dated: December 9, 2025

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the December 11, 2025, correspondence from City Engineer, Thomas DiPersio and to endorse the above referenced Plan of land dated December 9, 2025, as Approval Not Required under the Subdivision Control Law. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

The Administrator requested Mr. Beamis to provide an additional mylar copy and he agreed.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. 547 Stow Road (Quinn Road) – no updates

B. 689 Pleasant Street (Jewell Road)

The Administrator explained she did receive correspondence from City Solicitor, Jason Grossfield today which read "Good Afternoon: As requested, attached please find the proposed deed for the roadway and municipal easements in legal form, as reviewed by the petitioner's representatives and the City Engineer. Please let me know if you have any questions. Thank you, -Jason". She explained she sent the developer's letter to City Council requesting street acceptance for Jewell Road and that it's her understanding that Council will refer the matter to

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

the Board, Legal and the City Engineer and their meeting tonight. Lastly, the developer had sent an email today stating, "Dear Planning Board Members, I would like to put up a bond for lot 6." She explained this is the lot being held by the covenant. She asked the Board if the developer could take their previously executed performance bond document and draft a completion bond to release the last lot. The Board explained they would like to see all the documents at their next meeting and that the developer could start to draft the document.

The Board discussed their rules and regulations and determining the value of the lot. The Board agreed the value could be set based on the assessor's value. The Administrator explained the assessor's property card lists the value of the lot at \$202,700.00.

- C. 0 Stevens Street (Tobin Road) – No updates
- D. 76 Broad Street (Pettes Road) – No updates
- E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

- 6. Preliminary/Open Space/Limited Development Subdivision (None)**
- 7. Definitive Subdivision (None)**
- 8. Signs (None)**
- 9. Correspondence (None)**

10. Unfinished Business

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to hold their next meeting on January 12, 2026. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

A. Working Group

Mr. LaVenture explained the Home Rule Petition was passed and signed by the Governor on December 10, 2025. – See Attachment A.

Mr. LaVenture explained there are a couple of the documents that the Working Group has been holding onto in draft form. Their plan is to meet in late January/early February to touch base on these documents.

- Public meeting script for the Home Rule Petition for the Board and the City Engineer, as the presenter
- Certification letter, to be submitted to Council indicating that the roadways have been construction in accordance with the plan

He explained he doesn't anticipate any movement with accepting Desimone Drive until later this year.

He referenced language within the Home Rule Petition "the certification shall identify all municipal easements" and explained Mr. DiPersio is going to touch base with Legal so the letter can refer to the document that the Board is certifying. The hope is to have all information in one place identifying all the municipal easements, so nothing get missed or miscopied.

He requested the Board members to provide any suggestions on changes to the Board's Subdivision Rules and Regulations to the Administrator.

- B. Paper Street – No updates**

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Mr. Fay discussed his concerns on projections on buildings. He explained he has seen an array of Christmas decoration projections on homes and has concerns that businesses could use this on their buildings. Per the current City Code, he believes this is not considered a sign and addressed concerns on having no oversight on these projections.

Mr. LaVenture suggested coming up with a memorandum for the record that the Board considers the following type of electronic digital items to be sign. Mr. Fay explained this would need to be endorsed by Code Enforcement. The Board agreed to discuss the procedural process for this after the new year.

Mr. LaVenture explained at their next Working Group meeting they would discuss what items the City has and needs to begin the process of accepting Desimone Drive and is hopeful to have this item on a February agenda.

The Board and Mr. DiPersio discussed which subdivision should be considered first for street acceptance and Mr. DiPersio explained the Working Group has always talked about Desimone Drive being the first one. Even if just for the fact that the residents are eager to get their roadway accepted.

Mr. LaVenture explained at one of the upcoming Working Group meetings they hope to create a check list of the necessary items for a roadway to be accepted under the Home Rule Petition.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to send a letter of thanks to James Eldridge, Carmine Gentile, and Danielle Gregoire. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

11. Calendar Updates

- A. 547 Stow Road (Quinn Road) Chuck & Tim Black
Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance
Current Status: - Roadway under construction

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Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 **(OLD RULES AND REGS)**
Next Steps: - Preconstruction meeting

- E. Stratton Woods
Current Status: Waiting on developer to respond to correspondence

12. Public Notices of other Cities & Towns (None)

Dr. Fenby endorsed the ANR Plan for 86 Boivin Drive, Marlborough, MA 01752

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

On a motion by Mr. Hughes, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

Respectfully submitted,

/kml

George LaVenture/Clerk

DRAFT

Chapter 85
of the Acts of 2025

T H E C O M M O N W E A L T H O F M A S S A C H U S E T T S

In the One Hundred and Ninety-Fourth General Court

AN ACT PROVIDING A SIMPLIFIED PROCEDURE FOR THE LAYOUT AND ACCEPTANCE OF SUBDIVISION ROADS IN THE CITY OF MARLBOROUGH.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. (a) Notwithstanding chapters 79 and 82 of the General Laws or any other general or special law to the contrary, the city of Marlborough may employ the procedure set out in this act for municipal layout and acceptance of roads constructed within a subdivision in accordance with a definitive subdivision plan that has been approved by the planning board of the city of Marlborough pursuant to the subdivision control law under section 81K of chapter 41 of the General Laws.

(b) The planning board, upon request of either the mayor or city council, or upon its own initiative, shall hold a public hearing on the issue of the laying out and acceptance of a specific road or roads, at which time interested persons shall be given an opportunity to be heard. Not less than 7 days prior to such hearing, written notice of the hearing shall be: (i) sent by first-class mail, postage prepaid, to the owner of record of each property abutting the road or roads as they appear from records kept by the city of Marlborough assessors, which shall be conclusive evidence of ownership for the purposes of this act; and (ii) given by publication in a newspaper of local circulation or posting on the bulletin board of the city clerk's office. Not more than 21 days after the public hearing, the planning board shall prepare a written certification that said road or roads have been laid out and constructed in accordance with a plan referenced and described in the certification, if the planning board so determines. The certification shall identify all municipal easements including, but not limited to, utility, drainage, access and other easements, shown on such plan. Such plan, which may be an existing approved and recorded definitive subdivision plan, shall show the boundaries and measurements of the road or roads and any municipal easements. The planning board shall submit the planning board's certification to the city council.

(c) Within 45 days of the receipt of the planning board's certification, the city council or a standing committee of the city council shall hold a meeting for the sole purpose of considering whether it is in the public interest to layout and accept the certified road or roads as a public way.

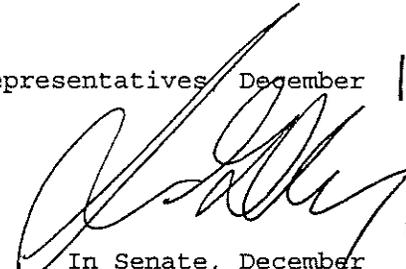
After the meeting, if the city council determines, upon a majority vote, that it is in the public interest to layout and accept the road or roads as a public way, the city council shall vote to adopt for recording at the registry of deeds an order of acceptance containing the city council's vote and attaching the planning board's certification. Said order shall be presented to the mayor in accordance with section 55 of chapter 43 of the General Laws.

(d) The order of acceptance shall be recorded not more than 90 days after the date upon which the order is in force and, upon recording, shall, with no additional notice or other action required, vest in the city of Marlborough the ownership in fee to the road or roads, together with the ownership of all municipal easements identified in the certification, including, but not limited to, utility, drainage, flowage, access and other easements shown on the plan, for all municipal purposes including, but not limited to, access, repair, improvement, reconstruction, removal and replacement, as well as all pipes, structures and other improvements located within the road and municipal easements unless excluded by the order of acceptance. No owner of, or holder of any interest in, land comprising the road, land abutting the road so accepted or land subject to an easement shown on the plan shall have any claim for compensation against the city on account of such acceptance.

SECTION 2. This act shall take effect upon its passage.

House of Representatives, December 1, 2025.

Passed to be enacted,



Speaker.

In Senate, December 1, 2025.

Passed to be enacted,

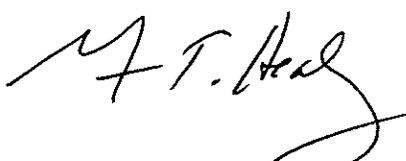


President.

December 10, 2025.

Approved,

at 6 o'clock and 10 minutes, P. M.



Governor.

DRAFT PLANNING BOARD REGULAR MEETING SCHEDULE 2026

January 12

January 26

February 9

February 23

March 9

March 23

April 6

April 27

May 4

May 18

June 8

June 22

July 20

August 17

September 14

September 28

October 5

October 19

November 2

November 16

December 7

December 21

CONNOLLY BURGER, P.C.
ATTORNEYS & COUNSELORS AT LAW
74 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752

JOSEPH J. CONNOLLY
DANIEL J. BURGER

TELEPHONE (508) 485-4488
TELEFAX (508) 624-4110

January 7, 2026

Via email only to: klebold@marlborough-ma.gov

Marlborough Planning Board
140 Main Street
Marlborough, MA 01752

Attn: Katlyn LeBold

Re: Mosher Lane, Marlborough, MA

Dear Ms. LeBold:

I am in the process of developing a comprehensive plan for the resolution of the items related to Mosher Lane. This includes, before the Board's January 26, 2026 meeting, discussing Thomas DiPersio's site visit with him, discussing the possibility of the City taking Mosher Lane with Jeremy McManus and reviewing the information on file with the City regarding the history of Mosher Lane. I believe that the information that I expect to discuss with and receive from Mr. DiPersio and Mr. McManus will permit me to submit a proposed plan to address all of the outstanding items.

Sincerely,
CONNOLLY BURGER, P.C.



Daniel J. Burger, Esq.

IMPROVEMENT PLAN

CLOVER STREET

MARLBOROUGH, MASSACHUSETTS

NOTES:

OWNER:
 ERIN HOLMES
 (PARCEL 91-54)
 GREYSTONE CONSTRUCTION
 AND DEVELOPMENT CORP.
 (PARCELS 91-55 & 91-56)
 MATTHEW JACKSON
 (PARCEL 91-57)

APPLICANT:
 GREYSTONE CONSTRUCTION
 AND DEVELOPMENT CORP.

DEED REFERENCES:
 BK. 80745 PG. 90
 BK. 80762 PG. 206, 214, & 218
 BK. 81696 PG. 511

PLAN REFERENCE:
 PLAN BK. 223 PL. 30
 PLAN 1208 OF 1998

PLAN B-630 BRIGHAM ST/
 LEOLEIS DR CONTRACT 1977-1
 PLAN SET BY METCALF & EDDY
 INC. ON FILE W/ MARLBOROUGH
 BOARD OF HEALTH

PLAN OF #150 CLOVER HILL ST.
 AS-BUILT SDS PLAN ON FILE W/
 MARLBOROUGH BOARD OF HEALTH

ASSESSORS REFERENCE:
 91-54, 91-55, 91-56, 91-57

ZONING DISTRICT:
 RESIDENCE A-3



ZONING INFORMATION

ZONING DISTRICT: RESIDENCE A-3
 OVERLAY DISTRICT: N/A
 CITY OF MARLBOROUGH TABLE OF LOT AREAS,
 YARDS & HEIGHT OF STRUCTURES 650
 ATTACHMENT 2 SUMMARY

DESCRIPTION	REQUIRED-CONVENTIONAL
MIN. LOT AREA	12,500 SF
MIN. FRONTAGE	100 FT
MIN. FRONT YARD	20 FT
MIN. SIDE YARD	15 FT
MIN. REAR YARD	30 FT
MAX. BUILDING HEIGHT	2½ STORIES
MAX. LOT COVERAGE (AREA = % OF TOT. LOT)	30%

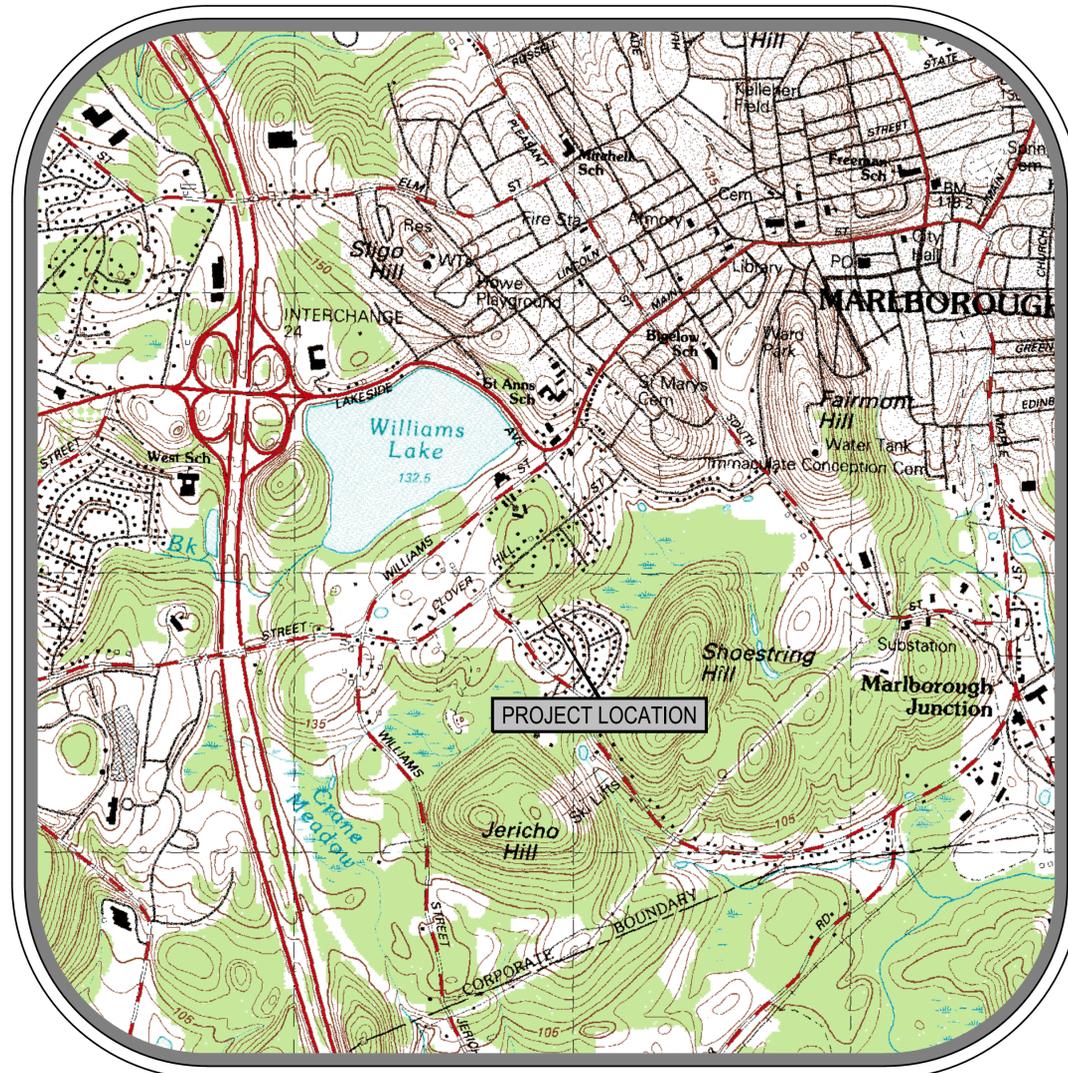
CORNER LOTS SHALL MAINTAIN FRONT YARD
 REQUIREMENTS FOR EACH STREET FRONTAGE.

MARLBOROUGH PLANNING BOARD

_____) _____
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 _____)
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BEING A MAJORITY
 OF THE MARLBOROUGH
 PLANNING BOARD

DATE ENDORSED: _____



LOCUS MAP
 SCALE: 1" = 1,000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE	REV. 0	REV. 1	REV. 2	REV. 2
C1.0	TITLE SHEET	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C1.1	NOTES, LEGENDS, & ABBREVIATIONS SHEET	-	8/8/2025	8/15/2025	11/12/2025
C2.0	EXISTING CONDITIONS PLAN	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C3.0	GRADING & DRAINAGE PLAN	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C4.0	UTILITY SITE PLAN	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C5.0	ROADWAY PROFILE PLAN	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C6.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C7.0	CONSTRUCTION DETAILS 1	2/18/2025	8/8/2025	8/15/2025	11/12/2025
C7.1	CONSTRUCTION DETAILS 2	2/18/2025	8/8/2025	8/15/2025	11/12/2025

PLAN INTENT: THIS PLAN HAS BEEN PREPARED TO DEPICT IMPROVEMENTS
 TO CLOVER STREET TO PROVIDE ADEQUATE ACCESS TO EXISTING LOTS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

DILLIS & ROY
 CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: CONCORD OFFICE:
 1 MAIN STREET, SUITE 1 100 MAIN ST., SUITE 310
 LUNENBURG, MA 01462 www.dillissandroy.com CONCORD, MA 01742

APPLICANT:
**GREYSTONE CONSTRUCTION
 AND DEVELOPMENT CORP.**
 P.O. BOX 586
 MARLBOROUGH, MASSACHUSETTS 01752

SCALE:

COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC. 2025



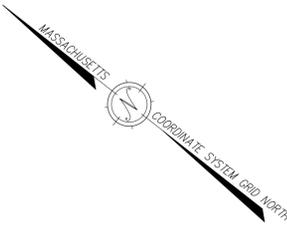
DATE: 2/18/25
 DESIGN BY: SBD
 DRAWN BY: CRL
 CHECKED BY: FMM

TITLE SHEET
CLOVER STREET
 MARLBOROUGH, MASSACHUSETTS 01752

NO.	DATE	DESCRIPTION	BY
1.	8/8/2025	REVISED PER CITY REVIEW COMMENTS	CRL
2.	8/15/2025	REVISED TURNAROUND	CRL
3.	11/14/2025	REVISED TURNAROUND, ROADWAY DRAINAGE, & GRADING	CRL

JOB NO. 7314
 DRAWING NO. 7314-TITLE
 SHEET NO. **C1.0**

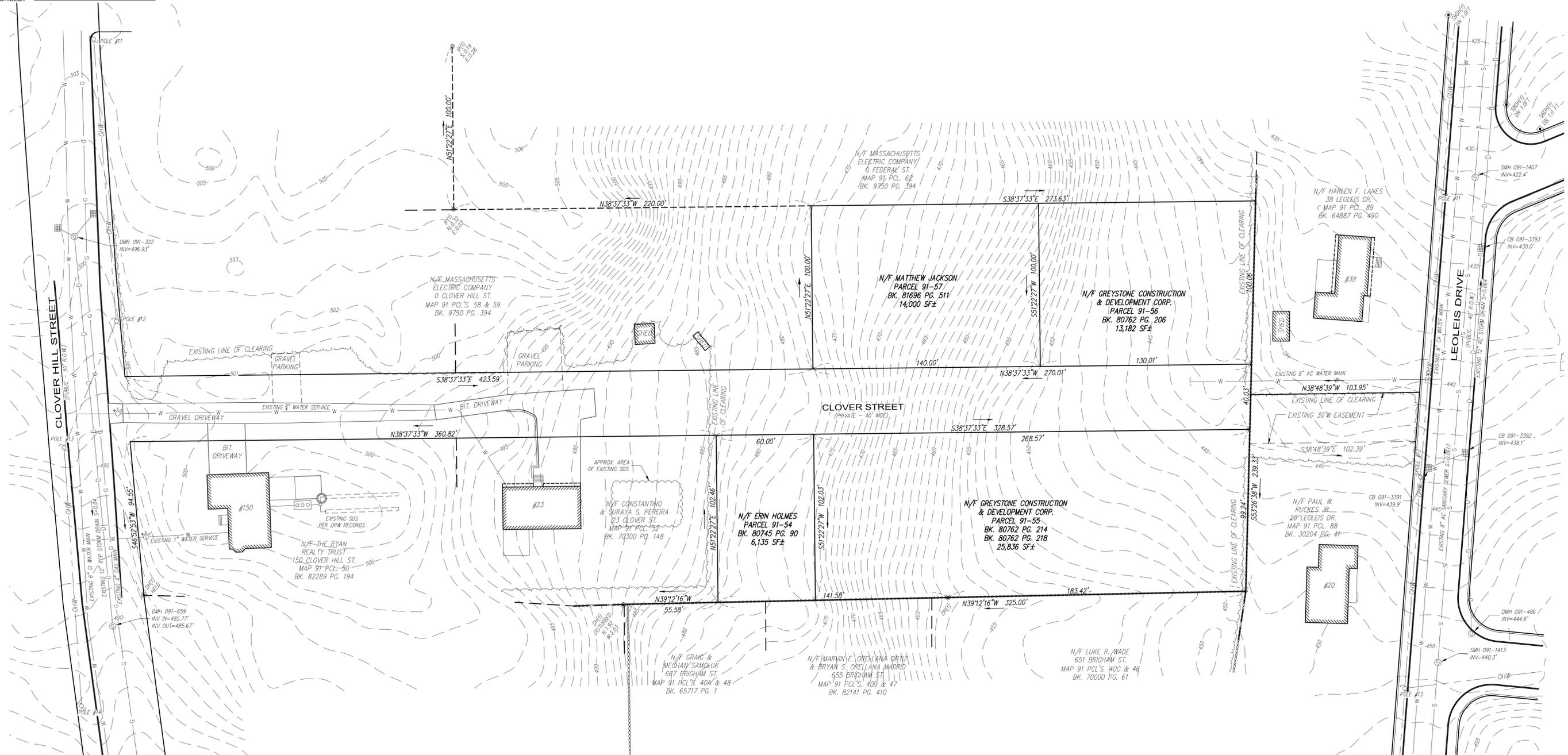
BEING A MAJORITY
 OF THE MARLBOROUGH
 PLANNING BOARD



DATE ENDORSED: _____

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN SEPTEMBER OF 2022 AND OCTOBER OF 2023.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN SEPTEMBER OF 2022 AND OCTOBER OF 2023 AND RECORDED PLANS AND DEEDS.
3. ABUTTING PROPERTY OWNERS AND BUILDINGS ARE SHOWN PER CITY OF MARLBOROUGH GIS SOURCES.
4. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
5. THE ENTIRETY OF THE SITE IS LOCATED WITHIN ZONE X PER FIRM PANELS 25017C04790F AND 25017C0483F WITH AN EFFECTIVE DATE OF JULY 7, 2014.



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

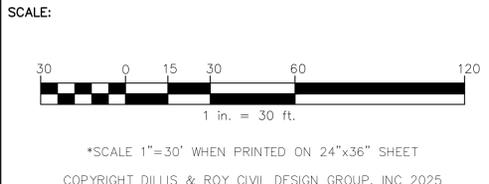
DILLIS & ROY
 CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 978-779-6091 www.dillisandroy.com

CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742

APPLICANT:
GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.
 P.O. BOX 586
 MARLBOROUGH, MASSACHUSETTS 01752



DATE: 2/18/25
 DESIGN BY: SBD
 DRAWN BY: CRL
 CHECKED BY: FMM

EXISTING CONDITIONS PLAN CLOVER STREET MARLBOROUGH, MASSACHUSETTS 01752			
NO.	DATE	DESCRIPTION	BY
1.	8/8/2025	REVISED PER CITY REVIEW COMMENTS	CRL
2.	8/15/2025	REVISED TURNAROUND	CRL
3.	11/14/2025	REVISED TURNAROUND, ROADWAY DRAINAGE, & GRADING	CRL

JOB NO. 7314
 DRAWING NO. 7314-EXIS
 SHEET NO. **C2.0**

PLANNING BOARD

Sean N. Fay, Chair
 Barbara L. Fenby
 James Fortin
 Patrick Hughes
 George LaVenture
 Christopher Russ

Katlyn LeBold, Administrator
 (508) 624-6910 x33200
klebold@marlborough-ma.gov



City of Marlborough Planning Board

December 18, 2025

William Paynton
 Building Commissioner
 140 Main Street
 Marlborough, MA 01752

Dear Mr. Paynton,

At its regularly scheduled meeting on December 15, 2025, the Planning Board took the following actions:

On a motion by Dr. Fenby seconded by Mr. Russ, the Board voted to accept and file Mr. DiPersio's December 11, 2025, engineering review. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

On a motion by Dr. Fenby seconded by Mr. LaVenture, the Board voted to send a letter to the Building Commissioner stating that the attached plan satisfies the Board's requirements regarding the sufficiency of the roadway build-out. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

For detailed specifications regarding the Board's guidance on the roadway buildout, impacts on neighboring properties, and recommended Site Plan Review Committee conditions, please refer to the attached guidance letter.

Please find attached:

- Improvement Plan, Clover Street, dated August 8, 2025, revised November 14, 2025
- Planning Board Guidance Letter dated November 5, 2025
- Engineering Review by City Engineer Thomas DiPersio dated December 11, 2025
- Zoning Determination issued October 3, 2023, by former Building Commissioner Tin Htway

Sincerely,

Sean N. Fay
 Chairperson

cc Matthew Jackson
 Brian Falk, Esq. Mirick, O'Connell, DeMallie & Lougee

IMPROVEMENT PLAN

CLOVER STREET

MARLBOROUGH, MASSACHUSETTS

NOTES:

OWNER:
 ERIN HOLLIS
 (PARCELS 91-541)

DESIGNER: CONSTRUCTION AND DEVELOPMENT CORP.
 (PARCELS 91-55 & 91-56)

MATTHEW JACKSON
 (PARCEL 91-57)

APPICANT:
 GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.

DEED REFERENCES:
 BK 8045 PG 50
 BK 8076 PG 206, 214, & 218
 PK 8046 PG 211

PLAN REFERENCE:
 PLAN BK 223 PL 30
 PLAN 1208 OF 1998

PLAN 3-630 BIRCHAM ST/
 LEGEND OF CON TRACT 1077-1
 PLAN SET BY METCALF & EDDY
 INC. ON FILE W/ MARLBOROUGH BOARD OF HEALTH

PLAN OF #150 OLIVER HILL ST
 AS-BUILT SPS PLANS ON FILE W/ MARLBOROUGH BOARD OF HEALTH

ASSESSORS REFERENCE:
 91-54, 91-55, 91-56, 91-57

CONV. DATE:
 RESOLVE A-3



ZONING INFORMATION

ZONING DISTRICT: RESIDENCE A-3
 OVERLAY DISTRICT: N/A
 CITY OF MARLBOROUGH TABLE OF LOT AREAS, YARDS & HEIGHT OF STRUCTURES 650 ATTACHMENT 2 SUMMARY

DESCRIPTION	REQUIRED-CONVENTIONAL
MIN. LOT AREA	12,500 SF
MIN. FRONTAGE	100 FT
MIN. FRONT YARD	20 FT
MIN. SIDE YARD	15 FT
MIN. REAR YARD	30 FT
MAX. BUILDING HEIGHT	2 1/2 STOREYS
MAX. LOT COVERAGE (AREA = % OF TOTAL LOT)	30%

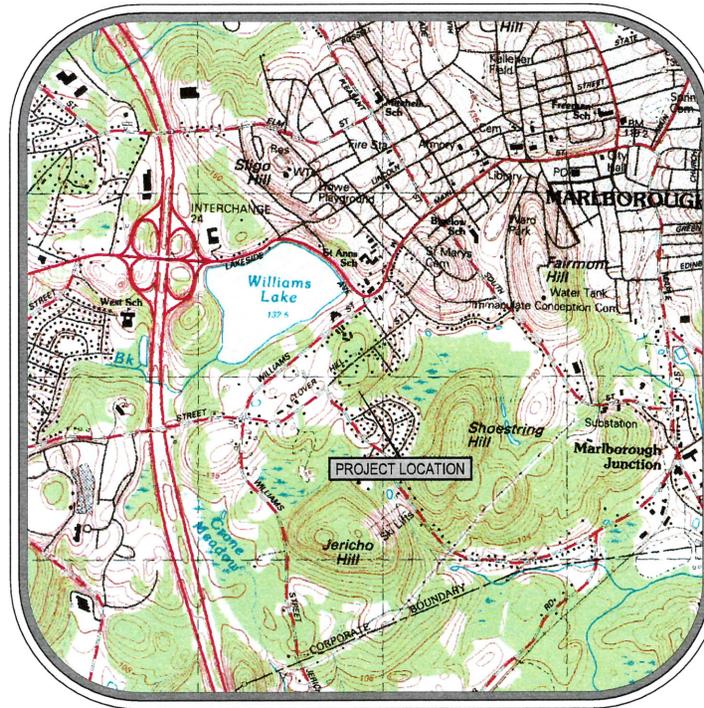
CURB/LOTS SHALL MAINTAIN FRONT YARD REQUIREMENTS FOR EACH STREET FRONTAGE.

MARLBOROUGH PLANNING BOARD

_____)
 _____)
 _____)
 _____)
 _____)

BEING A MAJORITY OF THE MARLBOROUGH PLANNING BOARD

DATE ENDORSED: _____



LOCUS MAP
 SCALE: 1" = 1,000'

SHEET INDEX

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PLAN INTENT: THIS PLAN HAS BEEN PREPARED TO DEPICT IMPROVEMENTS TO CLOVER STREET TO PROVIDE ADEQUATE ACCESS TO EXISTING LOTS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION



CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LINEN, MA 01462
 978-779-6031 www.dillisandroy.com
 CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742

APPLICANT:
GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.
 P.O. BOX 506
 MARLBOROUGH, MASSACHUSETTS 01752

SCALE:

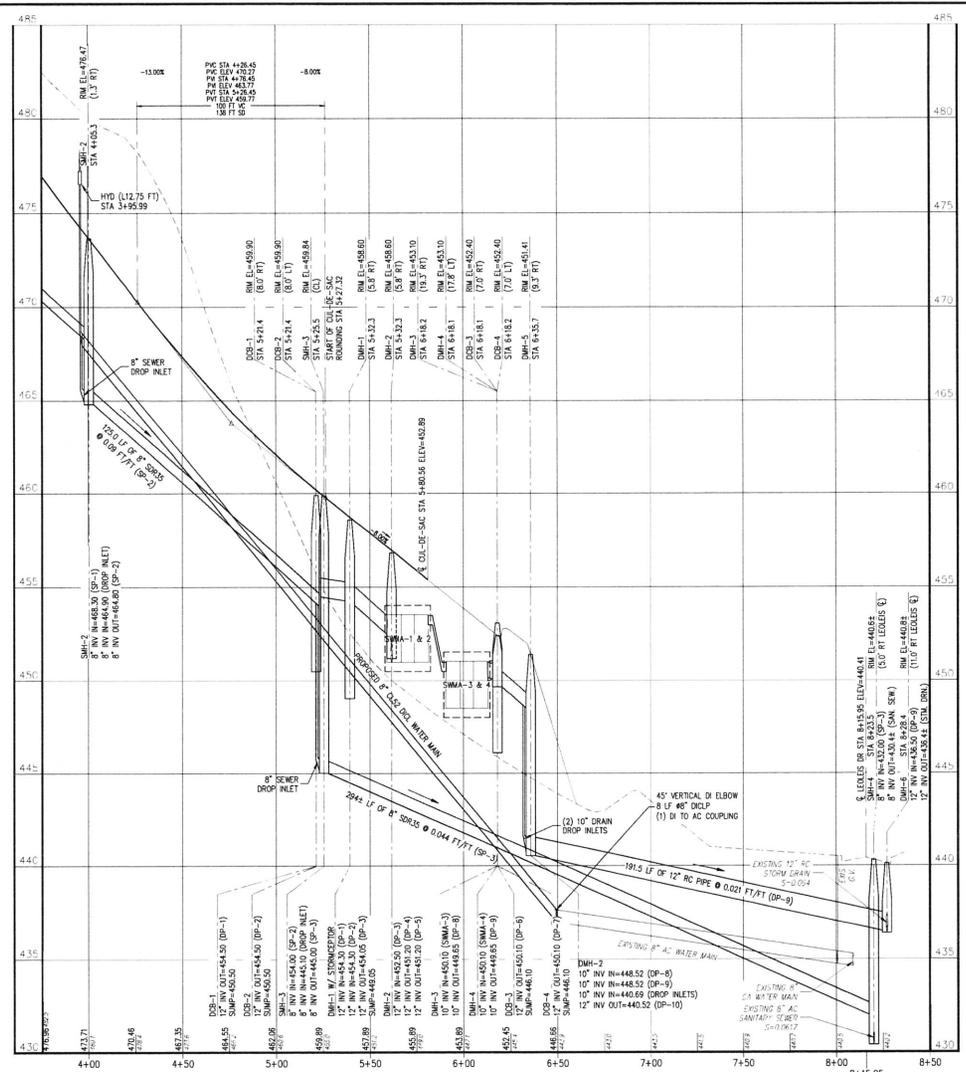
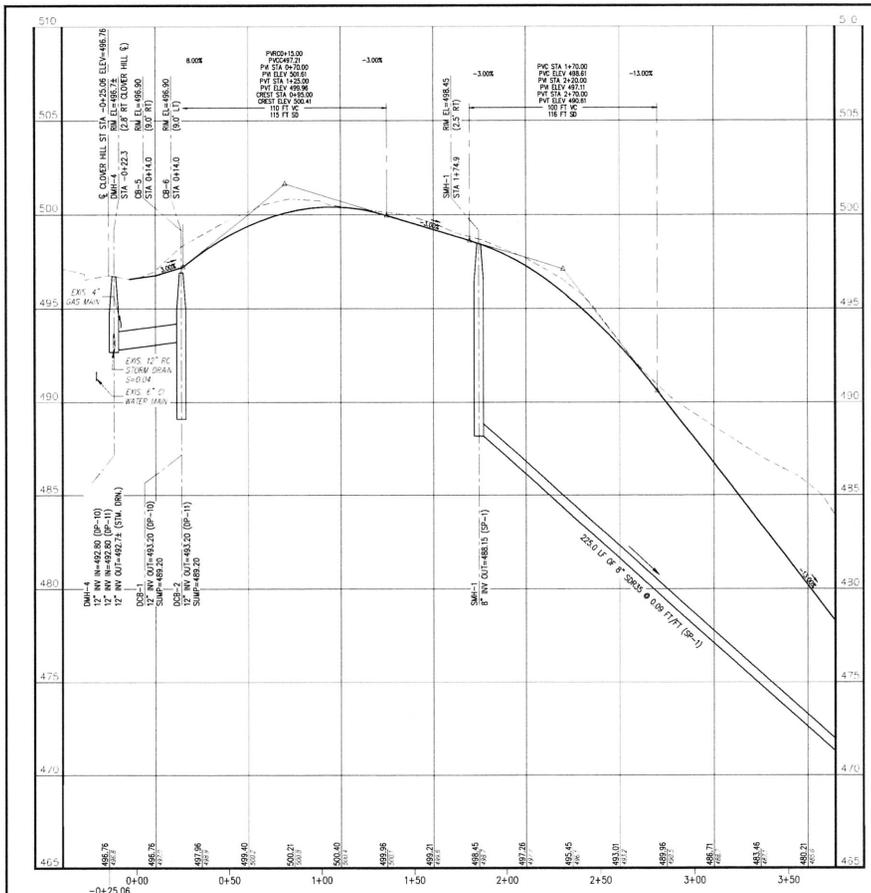
COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC. 2025



DATE: 2/18/25
 DESIGN BY: SRD
 DRAWN BY: CPL
 CHECKED BY: FMM

TITLE SHEET			
CLOVER STREET			
MARLBOROUGH, MASSACHUSETTS 01752			
NO.	DATE	DESCRIPTION	BY
1	8/8/2025	REVISED PER CITY REVIEW COMMENTS	SRD
2	8/15/2025	REVISED TURNAROUND	CPL
3	11/11/2025	REVISED TURNAROUND, ROADWAY DRAINAGE, & GRADING	CPL

JOB NO. 734
 DRAWING NO. 7314-TITLE
 SHEET NO. **C1.0**



ROAD PROFILE
SCALE: 1" = 30' (VERT.)
1" = 100' (HORIZ.)

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: 1 MAIL STREET, SUITE 1 LINENBURG, MA 01462 978-779-6091 www.dillisaroy.com

CONCORD OFFICE: 100 MAIN STREET, SUITE 310 CONCORD, MA 01742 978-366-1111

APPLICANT: GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.

MARLBOROUGH, MASSACHUSETTS 01752

SCALE: 0 5 10 20 30 40 50 60 70 80 90 100 110 120

HORIZONTAL: 1" = 30 FT.

VERTICAL: 1" = 3 FT.

COPYRIGHT 2015 BY DILLIS & ROY CIVIL DESIGN GROUP, INC. 2015



DATE: 2/18/25

DESIGN BY: SRD

DRAWN BY: CRL

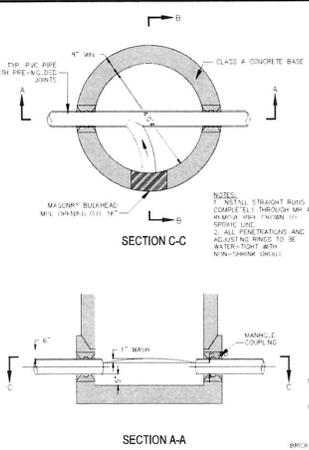
CHECKED BY: FMM

ROADWAY PROFILE PLAN CLOVER STREET MARLBOROUGH, MASSACHUSETTS 01752			
NO.	DATE	DESCRIPTION	BY
1	4/12/2015	REVISED PER CITY OF NEW CONSUMMATS	SR
2	8/15/2015	REVISED TURNAROUND	CRL
3	11/11/2015	REVISED TURNAROUND, ROADWAY DRAINAGE & GRADING	CRL

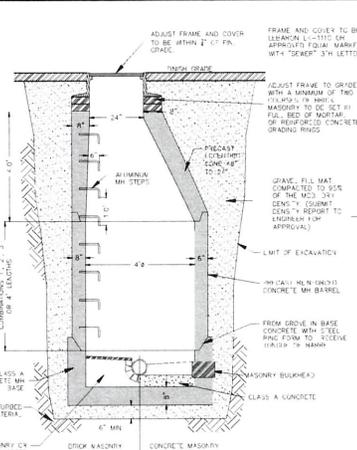
JOB NO. 734

DRAWING NO. 734-GRADING

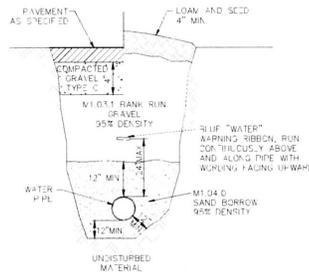
SHEET NO. C5.0



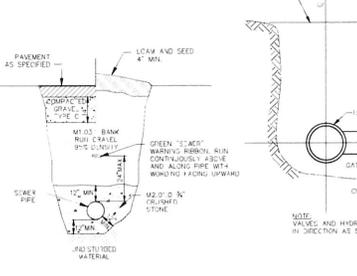
SEWER MANHOLE DETAIL
NOT TO SCALE



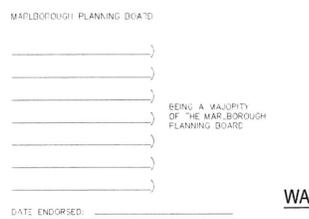
SECTION B-B



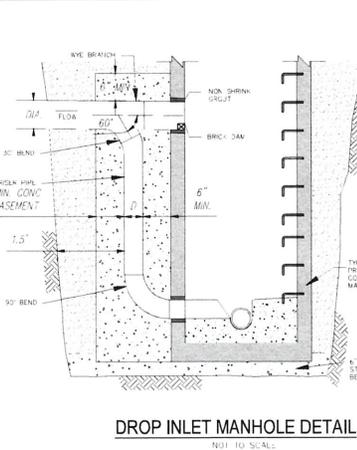
WATER MAIN IN TRENCH DETAIL
NOT TO SCALE



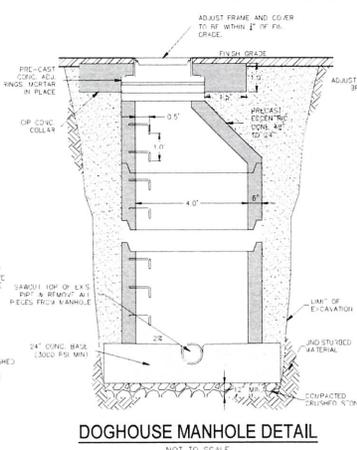
GRAVITY SEWER TRENCH DETAIL
NOT TO SCALE



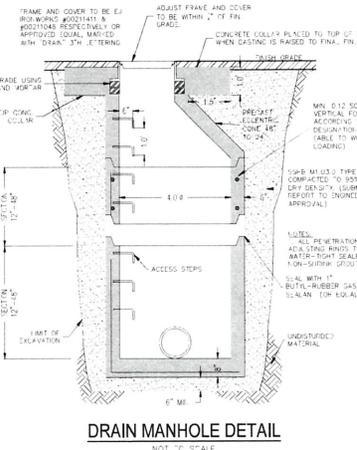
WATER AND SEWER LINE CROSSING
NOT TO SCALE



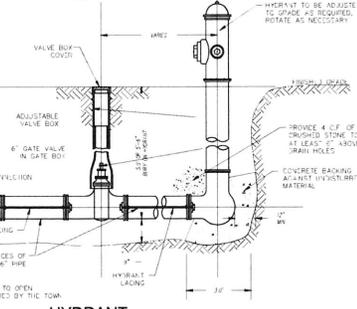
DROP INLET MANHOLE DETAIL
NOT TO SCALE



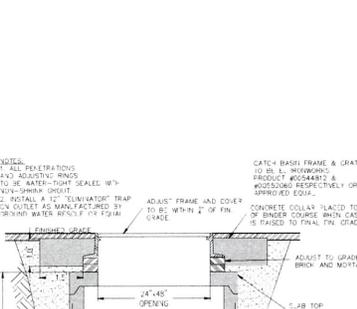
DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



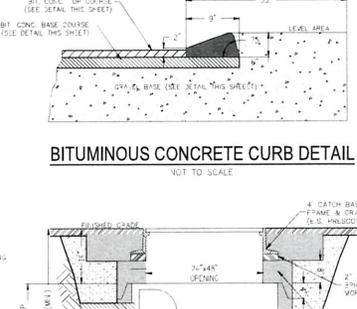
DRAIN MANHOLE DETAIL
NOT TO SCALE



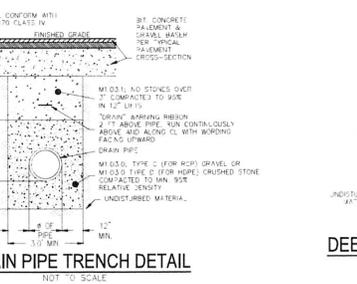
HYDRANT
NOT TO SCALE



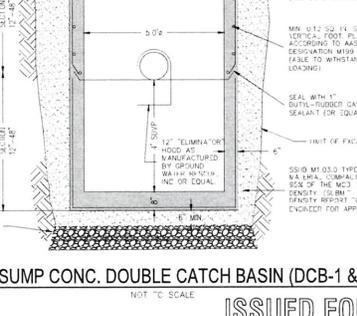
DEEP SUMP CONC. DOUBLE CATCH BASIN (DCB-1 & 2)
NOT TO SCALE



BITUMINOUS CONCRETE CURB DETAIL
NOT TO SCALE



DRAIN PIPE TRENCH DETAIL
NOT TO SCALE



LOW-PROFILE CATCH BASIN (DCB-3 & 4)
NOT TO SCALE

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

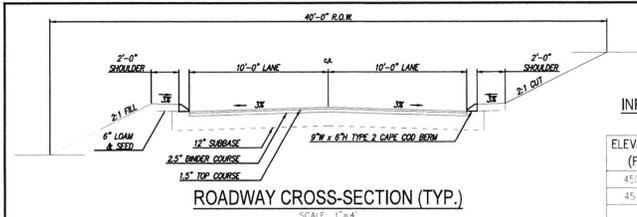
DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LINENBURG, MA 01462
978-773-6031
www.dillisandroy.com
CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742

APPLICANT:
GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.
P.O. BOX 105
MARLBOROUGH, MASSACHUSETTS 01752

SCALE:
DATE: 2/18/25
DESIGN BY: SRD
DRAWN BY: CRL
CHECKED BY: FJM

PROFILE & CONSTRUCTION DETAILS CLOVER STREET MARLBOROUGH, MASSACHUSETTS 01752			
NO.	DATE	DESCRIPTION	BY
1	8/17/2021	REVISED PER CITY REVIEW COMMENTS	CRL
2	8/15/2025	REVISED TURNAROUND	CRL
3	11/11/2025	REVISED TURNAROUND, ROADWAY DRAINAGE & GRADING	CRL

JOB NO. 734
DRAWING NO. 7314-DETAILS
SHEET NO. **C7.0**



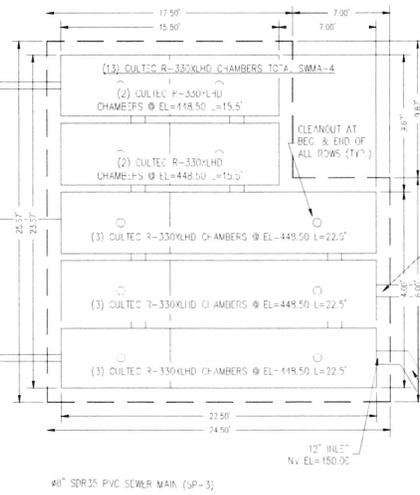
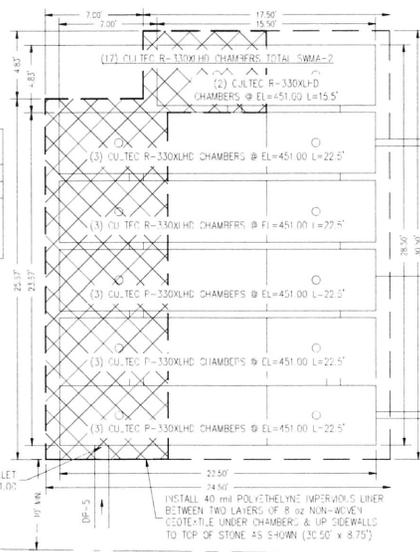
ROADWAY CROSS-SECTION (TYP.)
SCALE: 1"=4'

SWMA ELEVATION SCHEDULE

SYSTEM	TOP BED	TOP CHAMBER	INVERT IN	INVERT OUT	BOTTOM CHAMBER	BOTTOM BED	ESHGWT
SWMA-1	454.04	453.54	451.00 (12")	453.00 (6")	<51.00	450.50	445.5-447.0
SWMA-2	454.04	453.54	451.00 (12")	453.00 (6")	<51.00	450.50	445.2-446.8
SWMA-3	45.54	451.04	450.50 (6")	450.17 (10")	458.50	448.00	443.5-445.3
SWMA-4	45.54	451.04	450.50 (6")	450.17 (10")	458.50	448.00	443.1-444.9

INFILTRATION AREA SWMA-2 SPECIFICATIONS

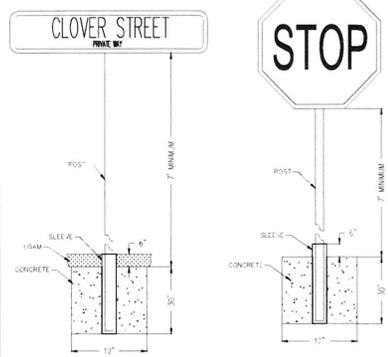
ELEVATION (FT)	AREA (SF)	CUMULATIVE VOLUME (CF)
450.50	7.34	0.0
451.00	7.34	142.7
453.54	7.34	1,431.3
454.04	7.34	1,574.0



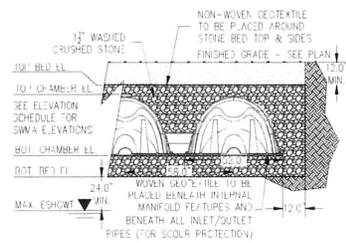
INFILTRATION AREA SWMA-4 SPECIFICATIONS

ELEVATION (FT)	AREA (SF)	CUMULATIVE VOLUME (CF)
448.00	561.2	0.0
448.50	561.2	112.2
451.04	561.2	1,314.2
451.54	561.2	1,276.4

- NOTES**
- STREET SIGN TO CONFORM TO THE CITY OF MARLBOROUGH SIGN SPECIFICATIONS.
 - STOP SIGN SHALL BE 24" GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.
 - CONCRETE SHALL BE CLASS 1000.



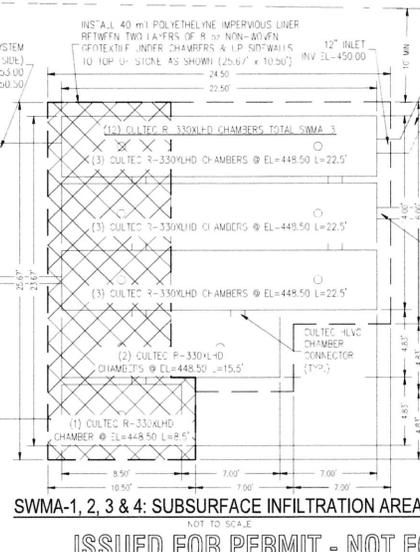
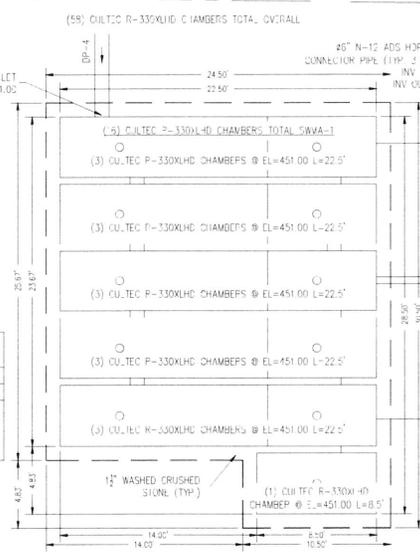
TYPICAL STREET SIGN NOT TO SCALE
TYPICAL STOP SIGN (R1-1) NOT TO SCALE



WAVEN POLYETHYLENE LINER TO BE PLACED BENEATH INLET/OUTLET MANHOLE FITTINGS AND BENEATH ALL INLET/OUTLET PIPES (FOR SLOUGH PROTECTION)

INFILTRATION AREA SWMA-1 SPECIFICATIONS

ELEVATION (FT)	AREA (SF)	CUMULATIVE VOLUME (CF)
450.50	679.6	0.0
451.00	679.6	135.9
453.54	679.6	1,362.3
454.04	679.6	1,498.7



INFILTRATION AREA SWMA-3 SPECIFICATIONS

ELEVATION (FT)	AREA (SF)	CUMULATIVE VOLUME (CF)
448.00	527.3	0.0
448.50	527.3	95.5
451.04	527.3	1,036.4
451.54	527.3	1,141.9

SWMA-1, 2, 3 & 4: SUBSURFACE INFILTRATION AREA
NOT TO SCALE

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

DILLIS & ROY CIVIL DESIGN GROUP
 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 CORPORATE OFFICE: 1 MAIN STREET, SUITE 1
 MARLBOROUGH, MA 01462
 978-779-6091
 www.dillisoroy.com

APPLICANT: GREYSTONE CONSTRUCTION AND DEVELOPMENT CORP.
 P.O. BOX 905
 MARLBOROUGH, MASSACHUSETTS 01752

SCALE: _____
 COPYRIGHT © DILLIS & ROY CIVIL DESIGN GROUP, INC. 2025

DATE: 2/18/25
 DESIGN BY: [Signature]
 DRAWN BY: CRL
 CHECKED BY: FMV

CONSTRUCTION DETAILS
 CLOVER STREET
 MARLBOROUGH, MASSACHUSETTS 01752

NO.	DATE	DESCRIPTION	BY
1	9/8/2025	REVISED PER CITY REVIEW COMMENTS	CRL
2	8/15/2025	REVISED TO MARLBOROUGH	CRL
3	11/17/2025	REVISED TO INCLUDE ROADWAY DRAINAGE & GRADING	CRL

JOB NO. 73.4
 DRAWING NO. 7314-DETAILS
 SHEET NO. **C7.1**



City of Marlborough
Planning Board

PLANNING BOARD

RECEIVED
CLERK'S OFFICE
CITY OF MARLBOROUGH

Sean N. Fay, Chair
Barbara L. Fenby
James Fortin
Patrick Hughes
George LaVenture
Christopher Russ

Katlyn LeBold, Administrator
(508) 624-6910 x33200
klebold@marlborough-ma.gov

November 5, 2025

REVISED
11/17/25

Brian Falk
Mirick, O'Connell, DeMallie & Lougee, LLP
100 Front Street
Worcester, MA 01608-1477

RE: Clover Street Improvements

Dear Mr. Falk,

At its regularly scheduled meeting on November 3, 2025, the Planning Board took the following action:

On a motion by Dr. Fenby seconded by Mr. Russ, the Board voted to provide guidance on the Planning Board's opinion on the sufficiency of the roadway for the buildout of Clover Street.

The Board provided the following guidance:

- Roadway is to remain private
- Pavement width of 20 feet, with cape cod berm on both sides
- No sidewalks
- Roadway grade of no more than 14%
- Cul-de-sac grade of no more than 8% in keeping with Fire Department requirements
- Extension of the sewer from Leoleis Drive to Clover Street to connect two existing houses on Clover Street.

The Board also provided the following recommendations after the developer voluntarily agreed to minimize the impact of the improvement of Clover Street on the owners of the existing Homes on Clover Street:

- Obtain releases from the homes at 150 Clover Hill Street and 23 Clover Street to allow the developer to perform the following work:
 - Connect the homes to sewer and make necessary lot repairs
 - Restore the wall in front of 23 Clover Street
 - Locate the finished roadway as far to the east side of the Right of Way as possible to lessen the impact on the existing homes.
- Review the right-of-way for tree protection and preservation of mature trees, specifically the tree near the property at 150 Clover Street
- Work with the postmaster to avoid placement of mailboxes at the entrance of Clover Street

The Board additionally requested the Site Plan Review Committee consider the following condition when reviewing their application:

- Require the condo/homeowner association to establish and maintain a maintenance fund for future repair and maintenance of the underground stormwater systems

The Board specifically cited the site's geographic complexities and the mitigation of the impact on existing homeowners when compiling their recommendation, and in no way agreed to establish a precedent with regard to allowing for Cape Cod berms, waiver of sidewalks, and underground stormwater mitigation systems. The Board specifically noted that the recommendations outlined above should in no way be interpreted as an endorsement of the use of Cape Cod berms, absence of sidewalks, or underground stormwater mitigation systems.

Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: Fortin. Motion carried. 5-1.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a smaller circle containing the initials 'KL'.

Sean N. Fay
Chairperson

Enclosure

Cc: Building Commissioner
Site Plan Review Committee
City Clerk
Matthew Jackson



City of Marlborough
Department of Public Works

135 NEIL STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL. 508-624-6910

THEODORE L. SCOTT P.E.
COMMISSIONER

CHRISTOPHER S. LAFRENIERE
ASST. COMMISSIONER, UTILITIES

JAMES E. DASCOLI
ASST. COMMISSIONER, OPERATIONS

THOMAS DIPERSIO, JR. P.E., P.L.S.
CITY ENGINEER

MARK J. DASCOLI
CAPITAL PROJECTS MANAGER

December 11, 2025

Marlborough Planning Board

RE: Clover Street Improvements

Chair Fay and Board Members,

The Engineering Division has reviewed the design plans for the improvement of the paper street called Clover Street, entitled "Improvement Plan" dated 2-18-25 (rev. 11-14-25), by Dillis & Roy Civil Design Group, and provides the following comments:

General Comments:

This plan shows a 20-foot-wide roadway with cape cod-style berm, 2-foot grassed shoulders and no sidewalks. The road has a maximum grade of 13% and has a cul-de-sac turn-around graded at approximately 8%. There is no emergency access connection to Leoleis Drive. The roadway is to remain private.

This layout and cross section represent standards discussed with the Planning Board which, after considering the site constraints and receiving input from the Fire Department, were agreed would provide adequate safe access for purposes of issuing building permits on the lots. We are in agreement with this. The layout has also been designed to minimize impact to the existing abutting properties as requested by the board. The pavement is shifted to the east in the area of house #23, and there are notes indicating that the retaining wall on that lot is to be reconstructed. A boulder wall is proposed along the east side to minimize grading and tree removal.

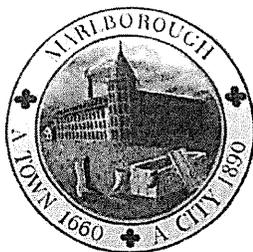
Engineering Design Comments:

We have reviewed the details on the plans and the stormwater design with respect to DPW standards. The water, sewer, and drainage utilities are designed in conformance with our standard details. The roadway has a closed drainage system discharging to a subsurface infiltration system for stormwater management. This system has been designed in accordance with State and City Stormwater Regulations, and will be maintained by the owners of the new lots.

Based on the above, the Engineering Division can recommend approval of the Improvement Plans for Clover Street. Please contact me with any questions.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
City Engineer



City of Marlborough
BUILDING DEPARTMENT
140 MAIN STREET
MARLBOROUGH, MA 01752
TEL. (508) 460-3776 FACSIMILE (508) 460-3736
BUILDING_DEPT@MARLBOROUGH-MA.GOV

TIN HTWAY
BUILDING COMMISSIONER

WILLIAM PAYNTON
ASST. BUILDING COMMISSIONER

ROBERT BOURN
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

ETHAN LIPPITT
BUILDING INSPECTOR

MICHAEL LEEDS
BUILDING INSPECTOR

ZONING DETERMINATION

October 3, 2023

Brian R. Falk, Esq.
Mirick O'Connell
100 Front Street
Worcester, MA 01608

**RE: CLOVER STREET LOTS
PARCELS 91-55 AND 91-56**

Mr. Falk:

This letter follows your correspondence dated April 21, 2023, enclosed with this letter, concerning parcels of land located along Clover Street in Marlborough owned by your clients Greystone Construction and Development Corp. and Erin Holmes.

Greystone owns vacant parcels on either side of Clover Street, identified as Assessors Parcels 91-55 and 91-56. Ms. Holmes owns a vacant parcel on Clover Street identified as Assessor's Parcel 91-54. Clover Street and the referenced parcels were established by a plan of land recorded with the Middlesex South District Registry of Deeds in 1914 in Plan Book 223 as Plan No. 30 (enclosed with your correspondence). Based upon the title information you provided, the parcels have been in separate ownership or separated by Clover Street since before the 1957 adoption of the Zoning Ordinance in Marlborough and the 1970 adoption of the Subdivision Control Law in Marlborough.

The parcels are all located in the A-3 Zoning District. Greystone's parcels have sufficient frontage (100 feet) and area (12,200 square feet) for three residential building lots: Parcel 91-56 as a single lot plus two building lots within Parcel 91-55

The Holmes parcel, Assessor's Parcel 91-54, has the statutory minima of 50 feet of frontage 5,000 square feet of lot area for a prerecorded residential lot under M.G.L. c. 40A, Sec. 6 (60 feet of frontage and 6,271 square feet in land area, specifically). M.G.L. c. 40A, Sec. 6, provides that the zoning protection for a prerecorded residential lot

CLOVER STREET LOTS - DEVELOPMENT

protection applies to a lot which, "at the time of recording" met the statutory minima. The recording may be a plan or a deed. The Holmes parcel was created by a 1955 deed (Book 8593, Page 181, enclosed with your correspondence), which consolidated three parcels on the 1914 plan. These three parcels merged for zoning purposes upon the 1957 adoption of the first Marlborough Zoning Ordinance.

Based on the forgoing, it is my determination that the Greystone and Holmes parcels meet the basic requirements for prerecorded residential lots under M.G.L. c. 40A, Sec. 6. Further, based upon the cases cited in your correspondence, LeBlanc v. Board of Appeals of Danvers, 32 Mass.App.Ct. 760 (1992), and Berg v. Town of Lexington, 68 Mass.App.Ct. 569 (2007), the Greystone and Holmes parcels are eligible for residential building permits after making improvements to Clover Street as required by the Planning Board to provide safe access to the parcels. Upon making those improvements, the Greystone parcels may obtain residential building permits from this office for three residential building lots (Parcel 91-56 as a single lot plus two building lots within Parcel 91-55), and the Holmes parcel may obtain a residential building permit as a prerecorded residential lot.

Best Regards,

A handwritten signature in black ink, appearing to read "Tin Htway", written over a horizontal line.

Tin Htway, CBO
Building Commissioner

Encl.

cc: Jason Grossfield, Esq., City Solicitor
Thomas DiPersio, PE City Engineer

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

RECEIVED
CITY CLERK'S OFFICE
MARLBOROUGH
2026 JAN -7 A 9:26

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: January 5, 2026

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: FD 130 Lizotte, LLC
Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772
Email: gbahnan@ferrisdevelopment.com Telephone: (508) 281-5600

2. Name of Owner (if different): _____
Address: _____
Email: _____ Telephone: _____

3. Name of Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc.
Address: 333 West Street, Milford, MA 01757
Email: JStefanik@gandhengineering.com Telephone: (508) 473-6630 x312

4. Property(ies) Information
Deed References (South Middlesex Registry of Deeds): Book 82594, Page 461

Assessors Reference(s): Map: 90 Parcel: 83
Map: _____ Parcel: _____

Property Address(es): 130 Lizotte Drive, Marlborough, MA 01752

Property Description: Approximately 8.92 acres of land improved with a parking lot, abutting Lizotte Drive and Jackson Drive.

5. Number of lots altered: 1 Number of lots created: 2

Signature of Owner: [Signature]
Print: David M. Ferris, Manager
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: _____
Print: _____
Address: _____

PLANNING BOARD
DATE 1/7/26 KL CHECK # 0048
AGENDA 1/12/26
ACTION _____

EST. 2009
FERRIS

January 7, 2026

VIA HAND DELIVERY

Marlborough Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Re: Request for ANR Endorsement (Form A)

Property: 130 Lizotte Drive, Marlborough, Massachusetts (Map 90, Parcel 83)

Members of the Planning Board:

On behalf of FD 130 Lizotte, LLC (the “Applicant”), I am submitting herewith an Application for Endorsement of Plan Believed Not to Require Approval (Form A) and the accompanying plan entitled “Plan of Land, 130 Lizotte Drive, Marlborough, Mass.” dated September 10, 2025, prepared by Guerriere & Halnon, Inc. (the “Plan”).

The Plan depicts a division of the existing parcel into two lots. Each resulting lot is shown with the required frontage on an existing way, and accordingly the division does not constitute a subdivision and does not require approval under the Subdivision Control Law. The Applicant therefore respectfully request the Board’s endorsement that approval under the Subdivision Control Law is not required, pursuant to M.G.L. c. 41, § 81P.

To the extent the Plan requires relief to maintain zoning compliance, any dimensional, parking, design, and landscaping nonconformities have been expressly granted and authorized under the City Council’s Special Permit Decision (Order No. 25-1009483E), as further reflected in the approved Site Plan and the Site Plan Permit/Conditions (SC 25-20).

Please return one endorsed mylar to my attention at the address below. Following endorsement, the Applicant will arrange for recording at the appropriate Registry of Deeds. Thank you for your consideration.

Sincerely,



George T. Bahnan, Esq.
Ferris Development Group, LLC
118 Turnpike Road, Suite 300
Southborough, MA 01772

Enclosures:

- Completed Form A
- ANR Plan (Mylar and Paper Copies)
- Filing Fee Check

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G-10231

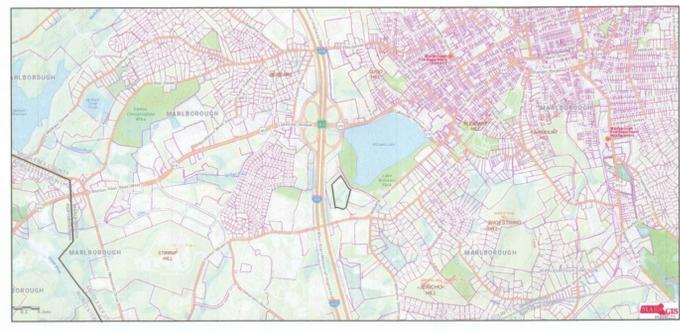
N 2947877.29
E 635941.12
MHB
BOUND

N/F
FD 130 LIZOTTE, LLC
BOOK 82594 PAGE 461
130 LIZOTTE DRIVE

NEW ENGLAND POWER COMPANY
N/F
(POWER LINES)
BOOK 13142 PAGE 304

LOT 1A
AREA=124,228 SF
(2.85 ACRES)

LOT 1B
AREA=264,289 SF
(6.07 ACRES)



MASS. STATE COORDINATES NAD83
BASED ON GPS OBSERVATION 2025

LEGEND	
NOW OR FORMERLY	N/F
BOUND	□
WETLAND	W

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

Jeffrey J. Stefank
JEFFREY J. STEFANK PLS DATE



NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS-

- PLAN 62 OF 2004
- PLAN 1389 OF 2000
- PLAN 1229 OF 1998
- PLAN 1228 OF 1998
- PLAN 1090 OF 1998
- PLAN 326 OF 1985
- PLAN 37 OF 1985
- PLAN 1237 OF 1984
- PLAN 120 OF 1977
- PLAN 306 OF 1970
- PLAN 642 OF 1966

2) THE VERTICAL DATUM IS NGVD88.
3) THE HORIZONTAL DATUM IS NAD83.

4) THE WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN JULY 2023 BY GODDARD CONSULTING, NORTHBORO, MA.

5) ZONING DISTRICT-LIMITED INDUSTRIAL (LI)

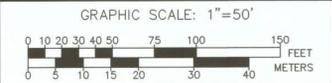
MINIMUM LOT AREA- 2 ACRES
MINIMUM LOT FRONTAGE- 200'
SETBACKS- FRONT, SIDE AND REAR 50'
MAXIMUM LOT COVERAGE- 60%

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MARLBOROUGH PLANNING BOARD

DATE: _____

MAP ID 90/83
OWNER:
FD 130 LIZOTTE, LLC
118 TURNPIKE ROAD
SUITE 300
SOUTHBOROUGH MA 01772
DEED BOOK 82594 PAGE 461

PLAN OF LAND
LIZOTTE DRIVE
MARLBOROUGH, MASS.
SCALE: 1"=50'
DATE: SEPTEMBER 10, 2025



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

ROUTE 495
(VARIABLE WIDTH-SEE 1961 LAYOUT NO. 5168)
NORTH BOUND

NO ACCESS

(POWER LINES)

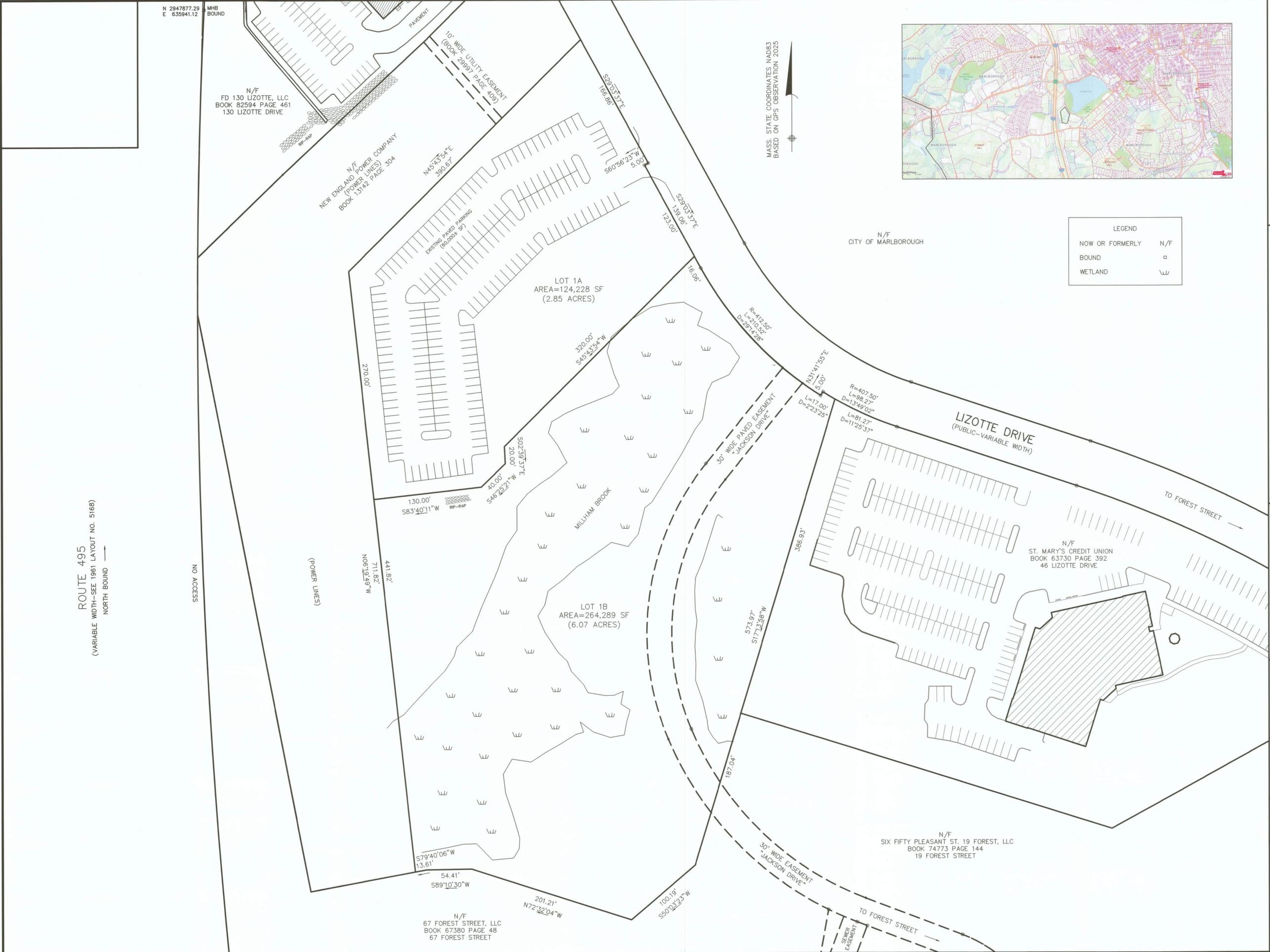
N/F
CITY OF MARLBOROUGH

LIZOTTE DRIVE
(PUBLIC-VARIABLE WIDTH)

N/F
ST. MARY'S CREDIT UNION
BOOK 63730 PAGE 392
46 LIZOTTE DRIVE

N/F
SIX FIFTY PLEASANT ST. 19 FOREST, LLC
BOOK 74773 PAGE 144
19 FOREST STREET

N/F
67 FOREST STREET, LLC
BOOK 67380 PAGE 48
67 FOREST STREET



FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2026 JAN - 7 A 9:24

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: January 5, 2026

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: FD 130 Lizotte, LLC
Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772
Email: gbahnan@ferrisdevelopment.com Telephone: (508) 281-5600

2. Name of Owner (if different): _____
Address: _____
Email: _____ Telephone: _____

3. Name of Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc.
Address: 333 West Street, Milford, MA 01757
Email: JStefanik@gandhengineering.com Telephone: (508) 473-6630 x312

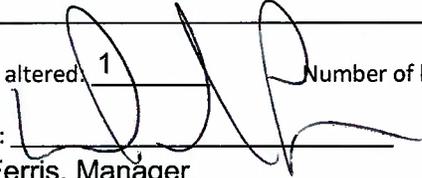
4. Property(ies) Information
Deed References (South Middlesex Registry of Deeds): Book 82594, Page 461

Assessors Reference(s): Map: 90 Parcel: 2A
Map: _____ Parcel: _____

Property Address(es): 130 Lizotte Drive, Marlborough, MA 01752

Property Description: Approximately 5.1 acres of land improved with an office building and parking lot, abutting Lizotte Drive.

5. Number of lots altered: 1 Number of lots created: 2

Signature of Owner: 
Print: David M. Ferris, Manager
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: _____
Print: _____
Address: _____

PLANNING BOARD
DATE 1/7/26 KL CHECK # 0047
AGENDA 1/12/26
ACTION _____



January 7, 2026

VIA HAND DELIVERY

Marlborough Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Re: Request for ANR Endorsement (Form A)

Property: 130 Lizotte Drive, Marlborough, Massachusetts 01752 (Map 90, Parcel 2A)

Members of the Planning Board:

On behalf of FD 130 Lizotte, LLC (the “Applicant”), I am submitting herewith an Application for Endorsement of Plan Believed Not to Require Approval (Form A) and the accompanying plan entitled “Plan of Land, 130 Lizotte Drive, Marlborough, Mass.” dated January 6, 2026, prepared by Guerriere & Halnon, Inc. (the “Plan”).

The Plan depicts a division of the existing parcel into two lots. Each resulting lot is shown with the required frontage on an existing way, and accordingly the division does not constitute a subdivision and does not require approval under the Subdivision Control Law. The Applicant therefore respectfully request the Board’s endorsement that approval under the Subdivision Control Law is not required, pursuant to M.G.L. c. 41, § 81P.

To the extent the Plan requires relief to maintain zoning compliance, any dimensional, parking, design, and landscaping nonconformities have been expressly granted and authorized under the City Council’s Special Permit Decision (Order No. 25-1009483E), as further reflected in the approved Site Plan and the Site Plan Permit/Conditions (SC 25-20).

Please return one endorsed mylar to my attention at the address below. Following endorsement, the Applicant will arrange for recording at the appropriate Registry of Deeds. Thank you for your consideration.

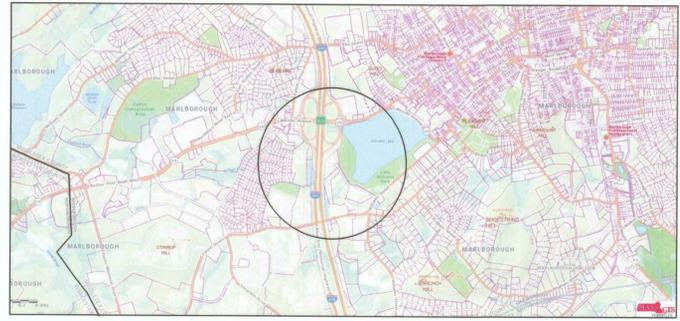
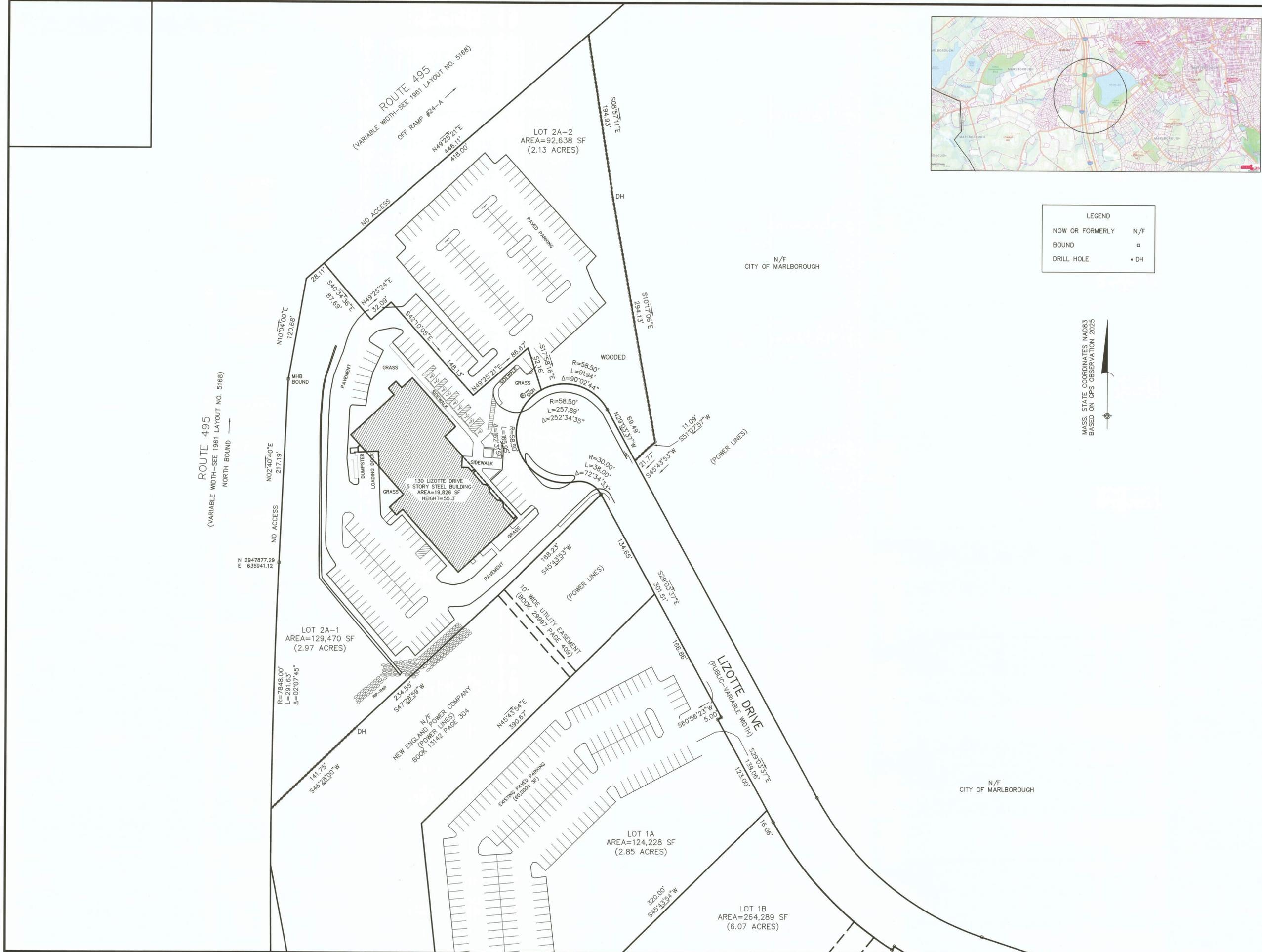
Sincerely,

George T. Bahnan, Esq.
Ferris Development Group, LLC
118 Turnpike Road, Suite 300
Southborough, MA 01772

Enclosures:

- Completed Form A
- ANR Plan (Mylar and Paper Copies)
- Filing Fee Check

G:\CDMILFORD\G-10231\DWG\G-10231\mr2026-01-05.dwg



LEGEND

NOW OR FORMERLY	N/F
BOUND	□
DRILL HOLE	• DH

MASS. STATE COORDINATES NAD83
BASED ON GPS OBSERVATION 2025

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

Jeffrey J. Stefank
JEFFREY J. STEFANK PLS DATE



NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS-

- PLAN 62 OF 2004
- PLAN 1389 OF 2000
- PLAN 1229 OF 1998
- PLAN 1228 OF 1998
- PLAN 1090 OF 1998
- PLAN 326 OF 1985
- PLAN 37 OF 1985
- PLAN 1237 OF 1984
- PLAN 120 OF 1977
- PLAN 306 OF 1970
- PLAN 642 OF 1966

- 2) THE VERTICAL DATUM IS NGVD88.
- 3) THE HORIZONTAL DATUM IS NAD83.
- 4) ZONING DISTRICT-LIMITED INDUSTRIAL (LI)

MINIMUM LOT AREA- 2 ACRES
MINIMUM LOT FRONTAGE- 200'
SETBACKS- FRONT, SIDE AND REAR 50'
MAXIMUM LOT COVERAGE- 60%

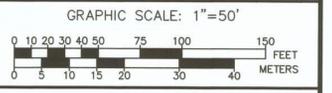
ZONING RELIEF FOR THE SITE'S DIMENSIONAL, PARKING, DESIGN AND LANDSCAPING NONCONFORMITIES HAS BEEN EXPRESSLY GRANTED AND AUTHORIZED PURSUANT TO CITY COUNCIL'S SPECIAL PERMIT DECISION (ORDER NO. 25-1009483E) AND IS FURTHER REFLECTED ON THE APPROVED SITE PLAN AND SITE PLAN PERMIT/CONDITIONS (SC 25-20).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MARLBOROUGH PLANNING BOARD

DATE: _____

MAP ID 90/2A
OWNER:
FD 130 LIZOTTE, LLC
118 TURNPIKE ROAD
SUITE 300
SOUTHBOROUGH MA 01772
DEED BOOK 82594 PAGE 461

PLAN OF LAND
130 LIZOTTE DRIVE
MARLBOROUGH, MASS.
SCALE: 1"=50'
DATE: JANUARY 6, 2026



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

G-10231

Katlyn LeBold

From: Jason Grossfield
Sent: Monday, December 15, 2025 12:03 PM
To: Katlyn LeBold
Cc: Thomas DiPersio; jmartin@attorney-giggey.com; Legal
Subject: 689 Pleasant St - Jewell Road, Legal Review
Attachments: 42103 ~ Easement Sketch 2025-07-29 Sketch_2025.0730.pdf; 42103 ~ Jewell Road Street Acceptance Plan 2025-12-08.pdf; Deed_Road-Easements_ - jdgc edit 12-15-25.docx

Good Afternoon: As requested, attached please find the proposed deed for the roadway and municipal easements in legal form, as reviewed by the petitioner's representatives and the City Engineer. Please let me know if any questions.

Thank you,
-Jason

Jason D. Grossfield
City Solicitor
City of Marlborough
City Hall, 4th Floor
140 Main Street
Marlborough, MA 01752
T: (508) 460-3771
F: (508) 460-3698
jgrossfield@marlborough-ma.gov

This e-mail message is generated from the City of Marlborough Legal Department. It may contain information that is privileged as an attorney-client communication or as attorney work-product, or that is otherwise confidential. The information is intended to be disclosed solely to, and received solely by, the intended recipient, and delivery of this message to any person other than the intended recipient shall not compromise or waive such privilege or confidentiality. If you are not the intended recipient, please be advised that any distribution, disclosure, printing, copying, storage, modification or use of the contents of this e-mail, or the taking of any action in reliance thereon, is prohibited. If you have received this e-mail in error, please notify the sender by return e-mail and delete it from your computer system. Thank you for your cooperation.

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with an address of 12 Baywoods Drive, Shirley, Massachusetts 01464, (the “Grantor”) for consideration of ONE DOLLAR (\$1.00), hereby grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the “Grantee”),

with Quitclaim covenants,

The land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as “PARCEL ‘A’ OPEN SPACE” on a plan of land entitled “Definitive Subdivision Plan – Beauchemin Estates” Prepared for: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee, P.O. Box 1067, Townsend, MA 01469; Prepared by: DK Engineering LLC, 47 Enterprise Drive, #7, Windham, NH; Plan Date: 02/06/2023; Revised Plan Date: 04/30/2023; which plan is recorded with the Middlesex County South District Registry of Deeds as Plan Number 524 of 2023 (the “Plan”) to which plan reference is hereby made for a more particular description of said “PARCEL ‘A’ OPEN SPACE” parcel.

Said Parcel “A” Open Space contains 2.16 acres of land, more or less, according to said Plan.

The Parcel “A” Open Space is conveyed as an open space parcel to the Grantee, in accordance with Condition 3 of the “Decision on an Open Space Development Special Permit, 689 Pleasant Street” of the City of Marlborough Planning Board dated July 25, 2022, and recorded with said Registry of Deeds at Book 80625, Page 539, under the provisions of M.G.L. c. 40, § 8C, and is to be managed and controlled by the City of Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor’s assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2025.

PROLIM DEVELOPMENT CORP.

By: Philip Provost

Its: President

PROLIM DEVELOPMENT CORP.

By: William Limberopoulos

Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with a principal address of 64 Old Gage Hill Road, Pelham, MA 03076, (the “Grantor”), for consideration paid of ONE DOLLAR (\$1.00), grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the “Grantee”),

with Quitclaim covenants,

that certain parcel of land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts shown as “JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 FEET WIDE)” on a plan of land entitled “Road & Easement Acceptance Plan”; Applicant/Owner: Prolim Development Corp; Prepared by: DK Engineering LLC and Findeisen Survey & Design, LLC; Dated: October 31, 2025; Revised Date: December 8, 2025; Scale 1”=40”; which plan is recorded herewith in the Middlesex County South District Registry of Deeds as Plan Number _____ of 2026 (the “Plan”) and as more particularly described in the legal description attached hereto as Exhibit A.

Said Jewell Road contains 23,835 square feet of land, more or less, according to said Plan.

The fee interest in said road is conveyed together with the following appurtenant municipal easements as shown on the Plan:

“Drainage and Sewer Easement”: Perpetual right and easement over, under, and upon the land shown as Circled Item No. 1, being 1,983 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage and sewer pipes and other appurtenances and facilities of all types and kinds for drainage and sewer collection. Said easement is subject to a private sewer & landscape easement as shown on the Plan.

“Drainage & Landscape Easement”: Perpetual right and easement over, under, and upon the land shown as Circled Item No. 8 and No. 9, being 27,816 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage pipes and other appurtenances and facilities of all types and kinds for drainage, and associated landscaping.

The aforementioned easements are also described in the attached Easement Sketch appended hereto and labeled Exhibit B.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor's assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2026.

PROLIM DEVELOPMENT CORP.
By: Philip Provost
Its: President

PROLIM DEVELOPMENT CORP.
By: William Limberopoulos
Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:

EXHIBIT A
Jewell Road, Marlborough, Massachusetts

The land in the City of Marlborough, Middlesex County, Massachusetts, on the easterly side of Pleasant Street and being shown as “JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 Feet Wide)” on a plan entitled “Road & Easement Acceptance Plan”; Applicant/Owner: Prolim Development Corp; Prepared by DK Engineering LLC and Findeisen Survey & Design, LLC; Plan Date: October 31, 2025, Revised Date: December 8, 2025, Scale 1”=40’, which Plan is recorded with the Middlesex County Southern District Registry of Deeds herewith as Plan No. _____ of _____ (the “Plan”), and being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Pleasant Street, and along the southerly sideline of land now or formerly of Christina A. Devona (Map 28 Lot 18A) as shown on said Plan,

THENCE running in a curved line having a radius of 9.01 feet an arc distance of 15.15 feet through a central angle of $96^{\circ} 16' 40''$ to a granite bound set.

THENCE running North $50^{\circ} 28' 46''$ East along the southerly sidelines of Lot 1, a distance of 194.00 feet to a granite bound set;

THENCE running in a curved line having a radius of 190.00 feet along the southerly sidelines of Lot 1, Lot 2, and Lot 3, a distance of 196.38 feet, through a central angle of $59^{\circ} 13' 08''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the southerly sideline of Lot 3, a distance of 26.08 feet, through a central angle of $49^{\circ} 48' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 50.00 feet along the southerly sideline of Lot 3, southwesterly sideline of Lot 4, westerly sideline of Lot 5, and northwesterly sideline of Lot 6, a distance of 246.60 feet, through a central angle of $282^{\circ} 34' 44''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the northerly sideline of Lot 6, a distance of 28.28 feet, through a central angle of $54^{\circ} 01' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 150.00 feet along the northerly sideline of Lot 6, a distance of 151.79 feet, through a central angle of $57^{\circ} 58' 41''$, to a granite bound set;

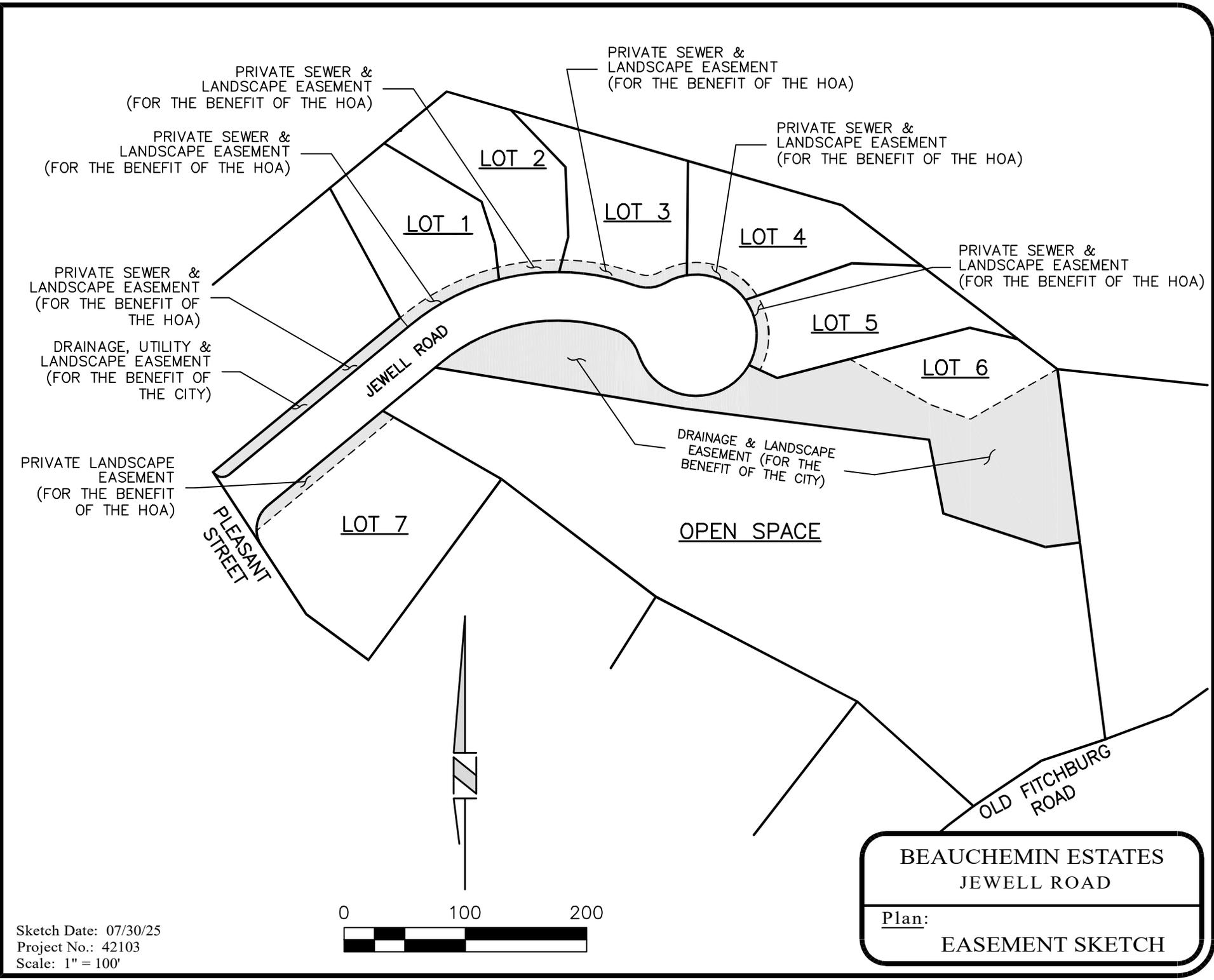
THENCE running South $50^{\circ} 28' 46''$ West along the westerly sideline of Lot 6, Parcel “A” and Lot 7, a distance of 186.06 feet, to a granite bound set;

THENCE running in a curved line having a radius of 25.00 feet, along the westerly sideline of Lot 7, a distance of 36.53 feet, through a central angle of $83^{\circ} 43' 20''$, to a granite bound set;

THENCE running North $33^{\circ} 14' 34''$ West a distance of 72.70 feet along Pleasant Street to the point of beginning.

Containing, according to said Plan, 23,835 square feet, more or less.

**EXHIBIT B
(EASEMENT SKETCH)**



PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF THE HOA)

PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF THE HOA)

PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF THE HOA)

PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF THE HOA)

PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF THE HOA)

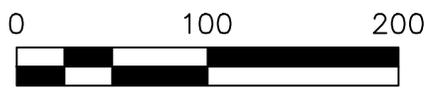
PRIVATE SEWER &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF
THE HOA)

DRAINAGE, UTILITY &
LANDSCAPE EASEMENT
(FOR THE BENEFIT OF
THE CITY)

DRAINAGE & LANDSCAPE
EASEMENT (FOR THE
BENEFIT OF THE CITY)

PRIVATE LANDSCAPE
EASEMENT
(FOR THE BENEFIT
OF THE HOA)

Sketch Date: 07/30/25
Project No.: 42103
Scale: 1" = 100'



BEAUCHEMIN ESTATES
JEWELL ROAD

Plan:
EASEMENT SKETCH

PERFORMANCE COMPLETION BOND - SECURED BY REAL ESTATE CASH DEPOSIT

Prolim Development Corp. of 12 Baywoods Drive, Shirley, MA 01464 hereby binds and obligates itself and its executors, administrators, devisees, heirs, successors and assigns to the City of Marlborough by its Planning Board, a Massachusetts municipal corporation, in the sum of Two Hundred Two Thousand, Seven Hundred ~~Three Hundred Fifty One Thousand~~, and 00/100 (~~\$202,7351,000.00~~) Dollars, and has secured this obligation by granting a security interest in the real estate known and numbered as **48 Jewell Road (Lot 6), Marlborough, Massachusetts** (being a portion of property conveyed to Prolim Development Corp., by Deed recorded with the Middlesex County South District Registry of Deeds at Book 82344, Page 311) to ~~the deposit with the Finance Director/Treasurer of said~~ City of Marlborough of said sum in money or negotiable securities.

Formatted: Font: Bold, Underline

The condition of this obligation is that if the undersigned or its executors, administrators, devisees, heirs, successors and assigns shall fully and satisfactorily complete the developers requirements for acceptance of the roadway shown on ~~observe and perform in the manner and in the time therein specified, all of the covenants, conditions, plan approval, agreements, terms and provisions contained in or in connection with the application signed by the undersigned dated _____, under which approval of~~ a definitive plan of a certain subdivision, entitled "Open Space Development Definitive Subdivision Plan - Beauchemin Estates – A Single Family Development in Marlborough, Massachusetts" dated February 6, 2023 and revised through April 30, 2023, as a public way has been granted by the Marlborough City Council Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect and the aforesaid security for said sum shall become and be the sole property of said City of Marlborough as liquidated damage.

IN WITNESS WHEREOF the undersigned has hereunto set its hand and seal this

_____ day of _____, 20264.

Prolim Development Corp.
By: William Limberopoulos
Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this ____ day of _____, 20264, before me, the undersigned notary public, personally appeared, William Limberopoulos, Treasurer of Prolim Development Corp., proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose.

(official seal)

Notary Public:
My Commission Expires:



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508-624-6910

THEODORE L. SCOTT P.E.
 COMMISSIONER

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

JAMES E. DASCOLI
 ASST. COMMISSIONER, OPERATIONS

THOMAS DIPERSIO, JR. P.E., P.L.S.
 CITY ENGINEER

MARK J. DASCOLI
 CAPITAL PROJECTS MANAGER

November 25, 2025

Marlborough Planning Board

RE: Beauchemin Estates Subdivision
 Jewell Road – Acceptance as a Public WaY

Chair Fay and Board Members,

The Engineering Division has inspected the status of the above-referenced roadway and determined that the work has been completed in accordance with the Planning Board's Regulations and the roadway has remained in satisfactory condition for at least one year.

We have received the Acceptance and As-Built Plans and they are acceptable. We have also received the deeds to the roadway, the easements, and the Open Space Parcel. The Legal Department is reviewing those documents and will report on them separately.

Based on the Engineering Division's review and knowledge of the roadway conditions, I can recommend acceptance of Jewell Road with its appurtenant easements, as shown on the plan prepared by DK Engineering LLC entitled "Road & Easement Acceptance Plan", dated 10/31/25, as a public way.

Should you have any questions regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
 City Engineer

copy: Applicant and representative



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 15, 2025

ORDERED:

That the Communication from Philip Provost & Bill Limberopoulos, re: Request to accept Jewell Road as a public way, be and is herewith referred to **PLANNING BOARD, CITY SOLICITOR & CITY ENGINEER.**

ADOPTED

ORDER NO.25-1009620

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2025 DEC -9 AM 11:10

-PB
-Solicton.
-Engineering

December 9, 2025

Council President Michael Ossing
Marlborough City Council
140 Main St.
Marlborough, MA 01752

Re: 689 Pleasant Street – Jewel Rd Subdivision, Street Acceptance

In according with the Planning Board procedure, we are notifying you that construction is complete, and Prolim Development Corporation is requesting final acceptance of Jewel Rd.

Thank you
Philip Provost
Bill Limberopoulos

From: [Katlyn LeBold](#)
To: [Katlyn LeBold](#)
Subject: FW: Monthly update 12/22/25
Date: Tuesday, January 6, 2026 8:11:33 AM

From: charles bourque <cbbuild@gmail.com>
Sent: Monday, December 22, 2025 6:18 PM
To: Katlyn LeBold <klebold@marlborough-ma.gov>; Michael Carney <mcarney987@gmail.com>
Subject: Monthly update 12/22/25

To all,

Bank has approved land swap transfer for lot 6. Closing has not been established yet though expecting January 26 beginning of new year.

We are also marking out trees for lots 2/3 and 6 in anticipation of tree clearing so we can assess ledge removal. We will also apply for building permits for 2/3 and 6 as well in the month of January / February 26.

Charles Bourque

SENT: 12/22/25 7:51 PM

To all,

After re reading email sent. We are only marking out trees to be removed until permits are approved.

Charles Bourque

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

File one completed form with the Planning Board and a copy with the City Clerk in accordance with the requirements of §A676-9.

JAN -7 AM 11:41

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: 11/24/25

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Preliminary Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: Matthew Evangelous
Address: 6 Butternut Lane Bolton, MA 01740
Email: _____ Telephone: _____

2. Name of Owner (if different): same
Address: _____
Email: _____ Telephone: _____

3. Name of Engineer: Jacob T. Lemieux P.E. (Hancock Associates)
Address: 315 Elm Street Marlborough MA
Email: jlemieux@hancockassociates.com Telephone: 5084601111

4. Property(ies) Information
Deed References (South Middlesex Registry of Deeds): deed book 64574, page 193

Assessors Reference(s): Map: 82 Parcel: 125
Map: _____ Parcel: _____

Property Address(es): _____
0 Howe and Valley

Property Description: Undeveloped parcel of wooded land to the west of the Design Pac apartments.
Parcel is undeveloped and has access through an undeveloped existing right of way.

5. Length of proposed roadway: 870 feet

Signature of Owner: Matthew Evangelous
Print: MATTHEW EVANGELOUS
Address: 6 Butternut Ln. Bolton, MA 01740

Signature of Owner: _____
Print: _____
Address: Only one owner

PLANNING BOARD
DATE 1/7/26 KL CHECK #183
AGENDA 1/12/26 182
ACTION _____

PRELIMINARY SUBDIVISION PLAN

RESIDENTIAL SUBDIVISION & SITE DEVELOPMENT

HOWE & VALLEY STREET

MARLBOROUGH, MA 01752

PREPARED FOR:
MATTHEW EVANGELOUS



VICINITY MAP
SCALE: 1"=200'

LIST OF REQUIRED WAIVERS:

SECTION	REQUIREMENT	PROPOSED DESIGN
IV.B.5	25'R FOR PL AT INTERSECTIONS	NO EXISTING PL RADIUS AT INTERSECTION
IV.C.1.a	50' ROW FOR SECONDARY STREET	40' ROW (EXISTING)
IV.D.3	100' MIN TAN DIST BETW REV CURVE	53.4'
V.A676-26	SIDEWALK BOTH SIDES OF STREET	ONLY ONE SIDE

ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
A	BOLD OVER MAIN OPENING ON HYDRANT	387.89
B	SQUARE CUT ON TOP OF STONE & MORTAR RETAINING WALL	343.00
C	TOP OF CONCRETE BOUND WITH DRILL HOLE	367.00

REGULATORY NOTES:

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIM OR HERSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

SHEET INDEX:

- SHEET 1: TITLE SHEET
- SHEET 2: LEGEND AND NOTES SHEET
- SHEET 3: PRELIMINARY PLAN OF LAND
- SHEET 4: GRADING, DRAINAGE, AND UTILITIES PLAN
- SHEETS 5,6: PLAN AND PROFILE
- SHEETS 7,8,9,10,11: DETAILS

APPLICANT:

MATTHEW EVANGELOUS
6 BUTTERNUT LANE
BOLTON, MA 01740

CIVIL ENGINEER/SURVEYOR:

HANCOCK ASSOCIATES
315 ELM STREET,
MARLBOROUGH, MA 01752
(508)-460-1111

ASSESSORS:

MAP 82, LOT 125

RECORD OWNER:

MATTHEW D. AND CONSTANCE EVANGELOUS
6 BUTTERNUT LANE
BOLTON, MA 01740

REFERENCES

DEED BOOK 64574, PAGE 193
PLAN 390 OF 2013
PLAN 998 OF 1986
PLAN 1555 OF 1968

LAND COURT CASE 8742-A
LAND COURT CASE 8742-C

ZONING:

RESIDENCE C (RC)
INDUSTRIAL (I)
BUSINESS (B)

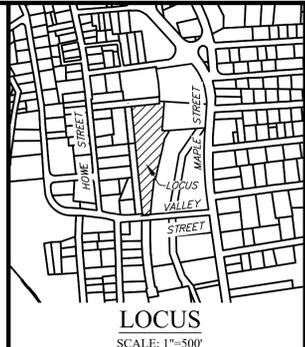
DIMENSIONAL REQUIREMENTS:

REQUIRED (RC)

DESCRIPTION	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA	10,000±SF	20,802±SF	14,813±SF	15,808±SF	15,078±SF	17,155±SF
MIN. FRONTAGE	90'	270'	92'	92'	104'	165'
MIN. FRONT YARD	20'	20'	20'	28'	20'	20'
MIN. SIDE YARD	10'	11'	11'	11'	10'	28'
MIN. REAR YARD	25'	44'	52'	78'	85'	25'
MAX. STORIES	3	2.5	2.5	2.5	2.5	2.5
MAX. LOT COVERAGE	30%	11.0%	28.6%	28.8%	28.1%	22.9%

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

DATE: _____
PLANNING BOARD ENDORSEMENT IS
NOT A DETERMINATION AS TO
CONFORMANCE WITH ZONING
REQUIREMENTS.



PROJECT:
HOWE AND VALLEY STREET
MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
6 BUTTERNUT LANE
BOLTON MASSACHUSETTS, 01740

HANCOCK ASSOCIATES

Land Surveyors
Civil Engineers
Wetland Scientists

315 ELM STREET
MARLBOROUGH, MA 01752
VOICE: (508) 460-1111
FAX: (508) 460-1121
www.hancockassociates.com



Jacob T. Lemieux
1/6/26

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 1/6/26 DESIGN BY: JTL
SCALE: AS NOTED DRAWN BY: JTL
APPRVD. BY: JTL CHECK BY: JP

TITLE SHEET

DWG: 10910
LAYOUT: 1-75
SHEET: 1 OF 11
PROJECT: 19010

EXISTING		LEGEND		PROPOSED	
	FORCE MAIN				
	SEWER LINE AND MANHOLE SIZE MATERIAL & FLOW DIRECTION				
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & ROUND CATCH BASIN				
	ROOF DRAIN AND DOWNSPOUT				
	PERFORATED UNDERDRAIN				
	FOUNDATION DRAIN				
	DOMESTIC WELL				
	WATER SERVICE				
	WATER MAIN AND VALVE				
	NATURAL GAS LINE AND VALVE				
	PROPERTY LINE				
	EASEMENT LINE				
	TOWN LINE				
	MATCH LINE				
	LIGATURE TO INDICATE CONTINUOUS OWNERSHIP ACROSS LINES				
	BEARING & DISTANCE ALONG BOUNDARY				
	TOTAL BOUNDARY FRONTAGE				
	ELEVATION BENCH MARK				
	BARBED WIRE FENCE				
	6' CLF CHAIN LINK FENCE WITH HEIGHT				
	5 WE WOOD FENCE WITH HEIGHT				
	STONE WALL				
	STONE RETAINING WALL				
	RETAINING WALL				
	EDGE OF LAWN				
	EDGE OF GRAVEL OR DIRT ROAD				
	EDGE OF PAVEMENT				
	CURB (see abbreviations)				
	PATH OR TRAIL				
	BUILDING, LIGHT, STEPS & OVERHANG				
	SPOT ELEVATION				
	ELEVATION CONTOUR				
	INTERMITTENT STREAM, DRAINAGE DITCH, OR EDGE OF SEASONAL PONDING AREA				
	SHORE LINE (see abbreviations)				
	MEAN HIGH WATER				
	MEAN LOW WATER				
	LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)				
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE				
	LIMIT OF 200-FOOT RIVERFRONT ZONE				
	LIMIT OF 100-YEAR FLOODPLAIN				
	LIMIT OF 10-YEAR FLOODPLAIN				
	LIMIT OF CONSERVANCY DISTRICT, WATERSHED PROTECTION DISTRICT, OR "INLAND FLOODPLAIN"				
	LIMIT OF WETLAND REPLICATION AREA				
	LIMIT OF COASTAL BANK				
	EDGE OF WOODS OR BRUSH (DRIP LINE)				
	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES				
	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES				
	ROCK OUTCROP (LEDGE)				
	SILT FENCE				
	HAYBALES				
	FILTER SOCK				
	SURFACE RUNOFF DIRECTION				
	WATERCOURSE FLOW				
	PIPE FLOW				
	TEST PIT WITH ELEVATION				
	PERCOLATION TEST				
	SOIL PROBE				
	SOIL BORING				
	GROUNDWATER MONITORING WELL				

GENERAL NOTES:

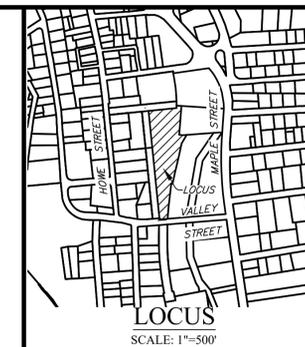
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDINGS AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- SILT FENCE AND/OR HAYBALES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.

WAIVERS TABLE:

WAIVER DESCRIPTION	APPROVED	NOT APPROVED
1. A WAIVER TO SUBDIVISION REGULATIONS DESIGN STANDARDS SECTION IV.B.2.(e): "PROPERTY LINES AT STREET INTERSECTIONS SHALL HAVE A RADIUS EQUAL TO 30 FEET (30') AT INTERSECTIONS INVOLVING A MAJOR STREET AND 25 FEET (25') AT OTHER INTERSECTIONS." -NO EXISTING PROPERTY LINE RADIUS AT INTERSECTION.		
2. A WAIVER TO THE SUBDIVISION REGULATIONS DESIGN STANDARDS SECTION IV.B.3.(a): "THE MINIMUM WIDTH OF RIGHTS-OF-WAY SHALL BE AS FOLLOWS: SECONDARY STREETS: FIFTY FEET (50')." -EXISTING 40' RIGHT-OF-WAY.		
3. A WAIVER TO THE SUBDIVISION REGULATIONS DESIGN STANDARDS SECTION IV.B.4.(c): "...THE HORIZONTAL TANGENT DISTANCE BETWEEN ANY TWO (2) REVERSE VERTICAL CURVES SHALL BE A MINIMUM OF ONE HUNDRED FEET (100')." -A HORIZONTAL TANGENT DISTANCE OF 53.4 FEET (53.4') IS PROPOSED DUE TO EXISTING GRADES OF EXISTING LOTS ON WEST SIDE.		
3. A WAIVER TO THE SUBDIVISION REGULATIONS DESIGN STANDARDS SECTION V.D.1: "UNLESS OTHERWISE SPECIFIED BY THE PLANNING BOARD, THE SIDEWALKS SHALL EXTEND THE FULL LENGTH OF EACH SIDE OF THE STREET..." -A SIDEWALK IS PROPOSED THE FULL LENGTH OF ONE SIDE OF THE STREET.		

STREET AND EASEMENT AREAS:

DESCRIPTION	AREA
1. PROPOSED ROAD RIGHT-OF-WAY.	25,313 S.F.
2. PROPOSED DRAINAGE EASEMENT	28,032 S.F.



PROJECT:

HOWE AND VALLEY STREET

MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:

MATTHEW EVANGELOUS

6 BUTTERNUT LANE BOLTON MASSACHUSETTS, 01740

HANCOCK ASSOCIATES

Land Surveyors

Civil Engineers

Wetland Scientists

315 ELM STREET MARLBOROUGH, MA 01752
VOICE: (508) 460-1111
FAX: (508) 460-1121
www.hancockassociates.com



Jacob T. Lemieux
1/6/26

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	1/6/26	DESIGN BY:	JTL
SCALE:	AS NOTED	DRAWN BY:	JTL
APPRVD. BY:	JTL	CHECK BY:	JP

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

NOTES AND LEGEND

DWG:	19010
LAYOUT:	2-NS
SHEET:	2 OF 11
PROJECT:	19010

DATE: _____
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

I, CITY CLERK OF THE CITY OF MARLBOROUGH, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____ CITY CLERK

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

ASSESSORS:

MAP 82, LOT 125 & 125C (A PORTION OF)

ZONING:

RESIDENCE C (RC)
INDUSTRIAL (I)
BUSINESS (B)

REFERENCES:

DEED BOOK 84379, PAGE 270
PLAN 390 OF 2012
PLAN 998 OF 1986
PLAN 1555 OF 1968

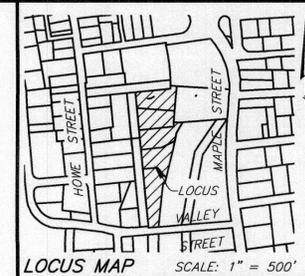
LAND COURT CASE 8742-A
LAND COURT CASE 8742-C

RECORD OWNER:

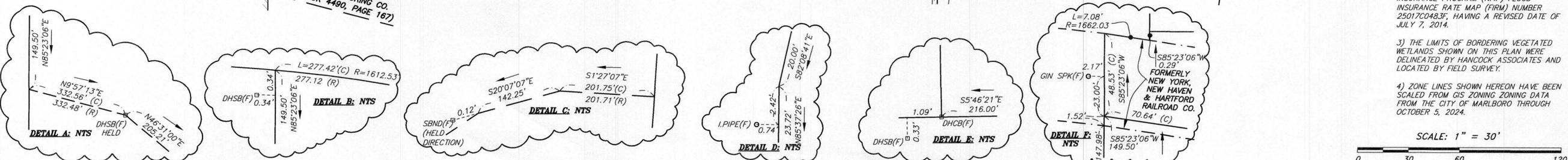
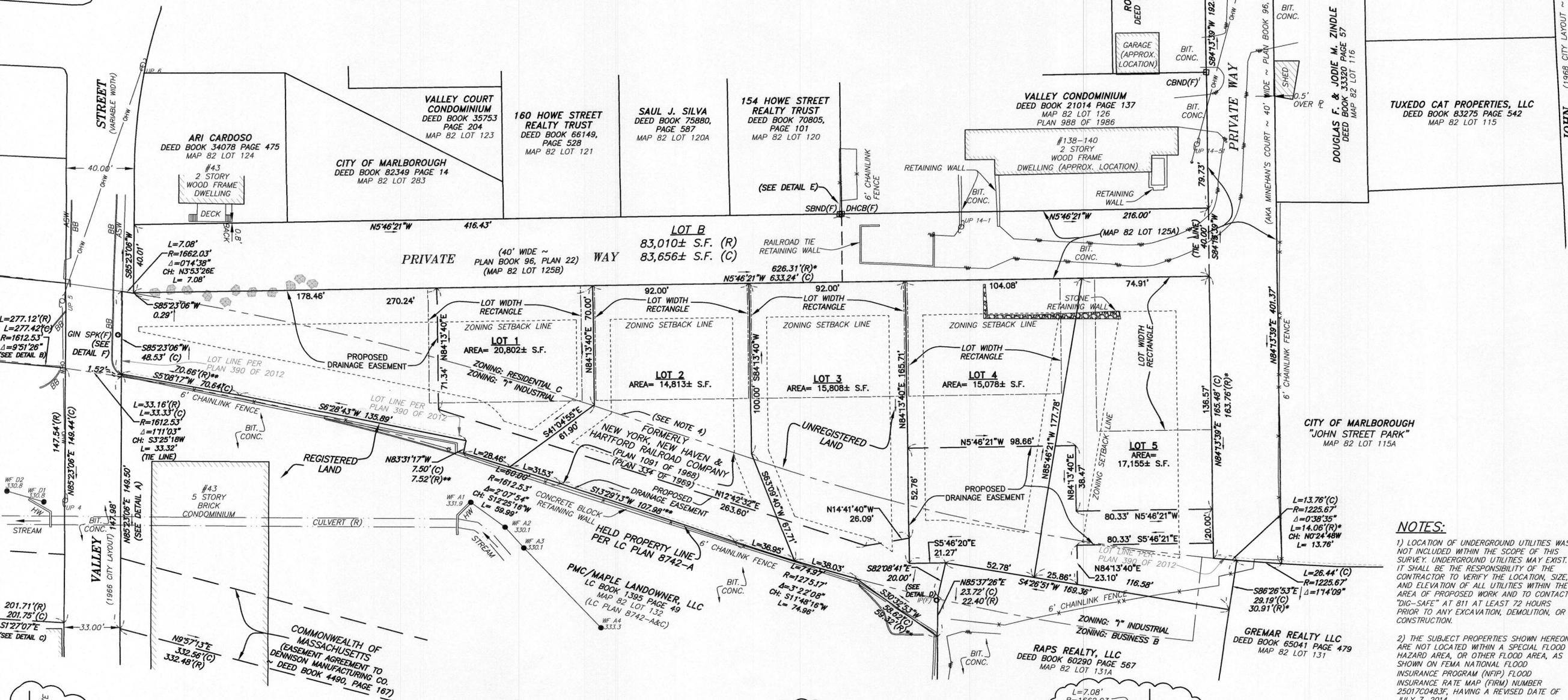
MATTHEW D. & CONSTANCE EVANGELOUS
6 BUTTERNUT LANE
BOLTON, MA 01740

LEGEND

- CHAIN LINK FENCE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- LOT WIDTH RECTANGLE
- DRILL HOLE
- CONCRETE BOUND
- DRILL HOLE IN CONCRETE BOUND
- CONCRETE BOUND WITH NO DRILL HOLE
- STONE BOUND WITH NO DRILL HOLE
- DRILL HOLE IN STONE BOUND
- DRILL HOLE IN STONE BOUND WITH NO DRILL HOLE
- DRILL HOLE IN STONE BOUND TO BE SET (TBS)
- SQUARE FEET
- BITUMINOUS
- NOT TO SCALE
- CONCRETE
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- RECORD DISTANCE FROM PLAN 390 OF 2012
- RECORD DISTANCE FROM LAND COURT CASE 8742-A
- FOUND
- NOT FOUND
- IRON ROD
- IRON PIPE
- BITUMINOUS BERM
- ACRES
- ABOVE GRADE
- BELOW GRADE
- VERTICAL GRANITE CURB
- RECORD
- CALCULATED
- CHORD
- LENGTH



FOR REGISTRY USE
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.
Matthew D. Evangelous 1-7-2026
PROFESSIONAL LAND SURVEYOR



HOWE AND VALLEY STREET
Marlborough, Massachusetts 01752

MATTHEW EVANGELOUS
6 Butternut Lane
Bolton, MA 01740

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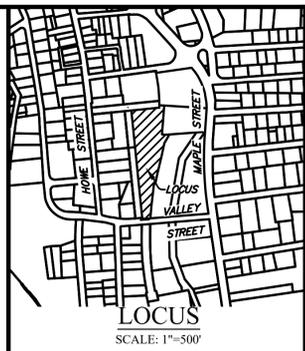
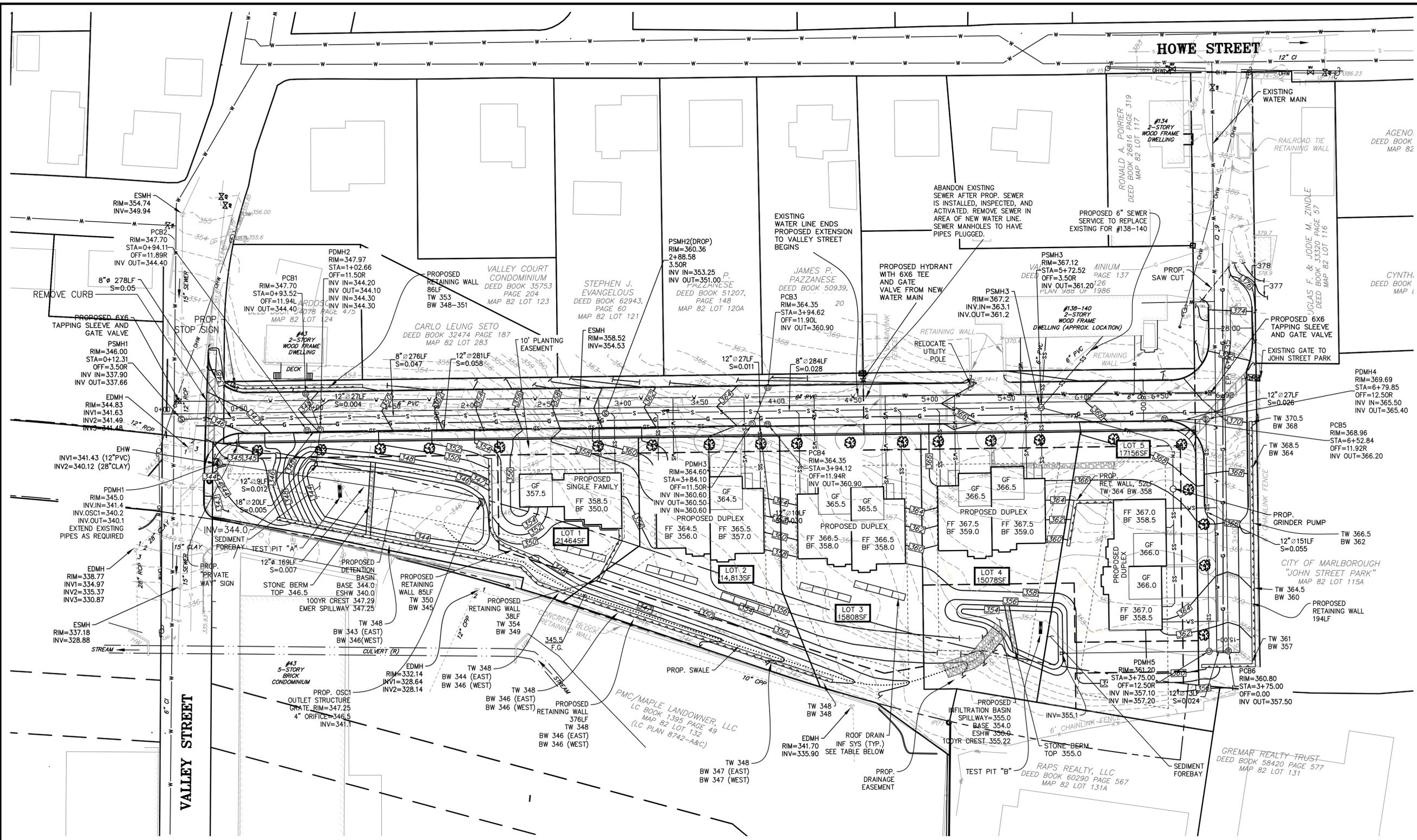
Professional seal of Carlos M. Franas, No. 41407, State of Massachusetts, dated 1-7-2026.

NOTES:
1) LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED WITHIN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE, AND ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION, OR CONSTRUCTION.
2) THE SUBJECT PROPERTIES SHOWN HEREON ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2501700483F, HAVING A REVISED DATE OF JULY 7, 2014.
3) THE LIMITS OF BORDERING VEGETATED WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY.
4) ZONE LINES SHOWN HEREON HAVE BEEN SCALED FROM GIS ZONING ZONING DATA FROM THE CITY OF MARLBOROUGH THROUGH OCTOBER 5, 2024.

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 12/17/25
SCALE: 1" = 30'
DRAWN BY: JTL/MC/CME
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PRELIMINARY PLAN OF LAND IN MARLBOROUGH, MASSACHUSETTS
PROJECT NO.: 19010

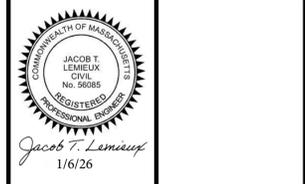


PROJECT:
HOWE AND VALLEY STREET
 MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
 6 BUTTERNUT LANE
 BOLTON MASSACHUSETTS, 01740

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 APPROVD. BY: JTL CHECK BY: JP

CITY OF MARLBOROUGH
 PLANNING BOARD APPROVAL

GRADING, DRAINAGE AND UTILITIES PLAN

DWG:
 LAYOUT: 4-GDU
 SHEET: 4 OF 11
 PROJECT: 19010

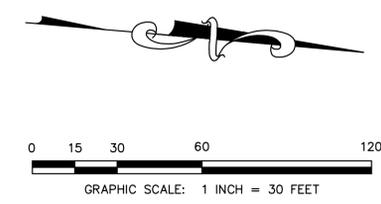
NOTES

ALL STORMDRAIN PIPES ARE RCP UNLESS OTHERWISE NOTED.
 ALL SEWER LINES ARE PVC UNLESS OTHERWISE NOTED.

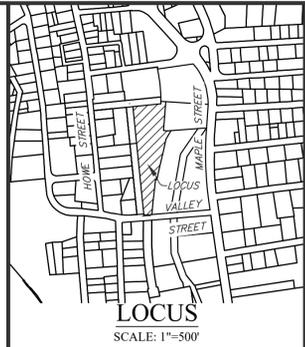
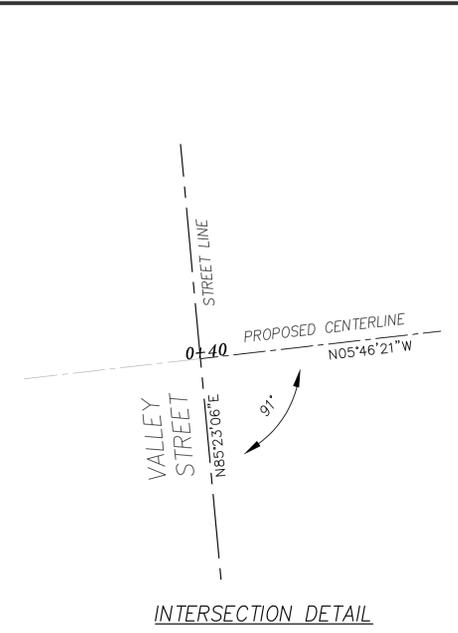
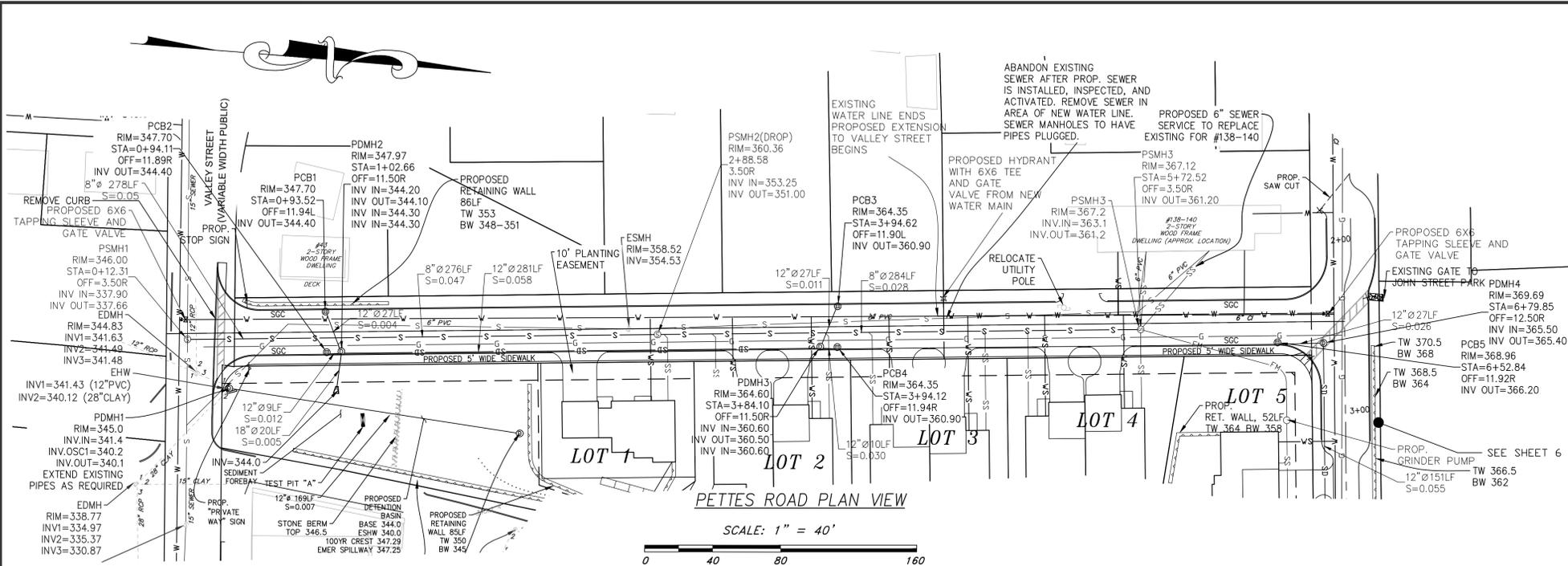
RETAINING WALLS OVER 4FT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO BUILDING COMMISSION FOR BUILDING PERMIT. DESIGN OF WALL ALONG EAST PROPERTY LINE SHALL CONSIDER EXISTING DESIGN PAK WALL.

LOT	#CULTEC C-100HD	BOT. STONE	6" RISER
1	4	347.0	350.0
2A	4	351.0	354.0
2B	4	351.0	354.0
3A	4	355.0	358.0
3C	4	355.0	358.0

TEST PIT A	TEST PIT B
0" - 12" A LAYER	0" - 12" A LAYER
12" - 28" B LAYER	12" - 24" B LAYER
28" TO 60" BLAST ROCK/BOULDERS	24" TO 84" C LAYER - LOAMY SAND (LS)
NO REDOX, STANDING, OR WEEPING WATER AT 60" ESTIMATED STANDING HIGH WATER IS AT ELEV = 340	NO REDOX, STANDING, OR WEEPING WATER AT 84" ESTIMATED STANDING HIGH WATER IS AT ELEV = 350



DATE: _____
 PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.



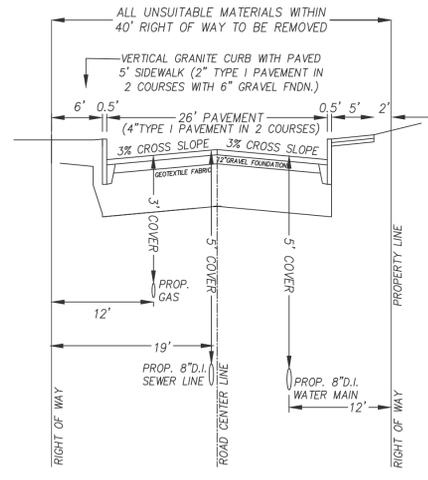
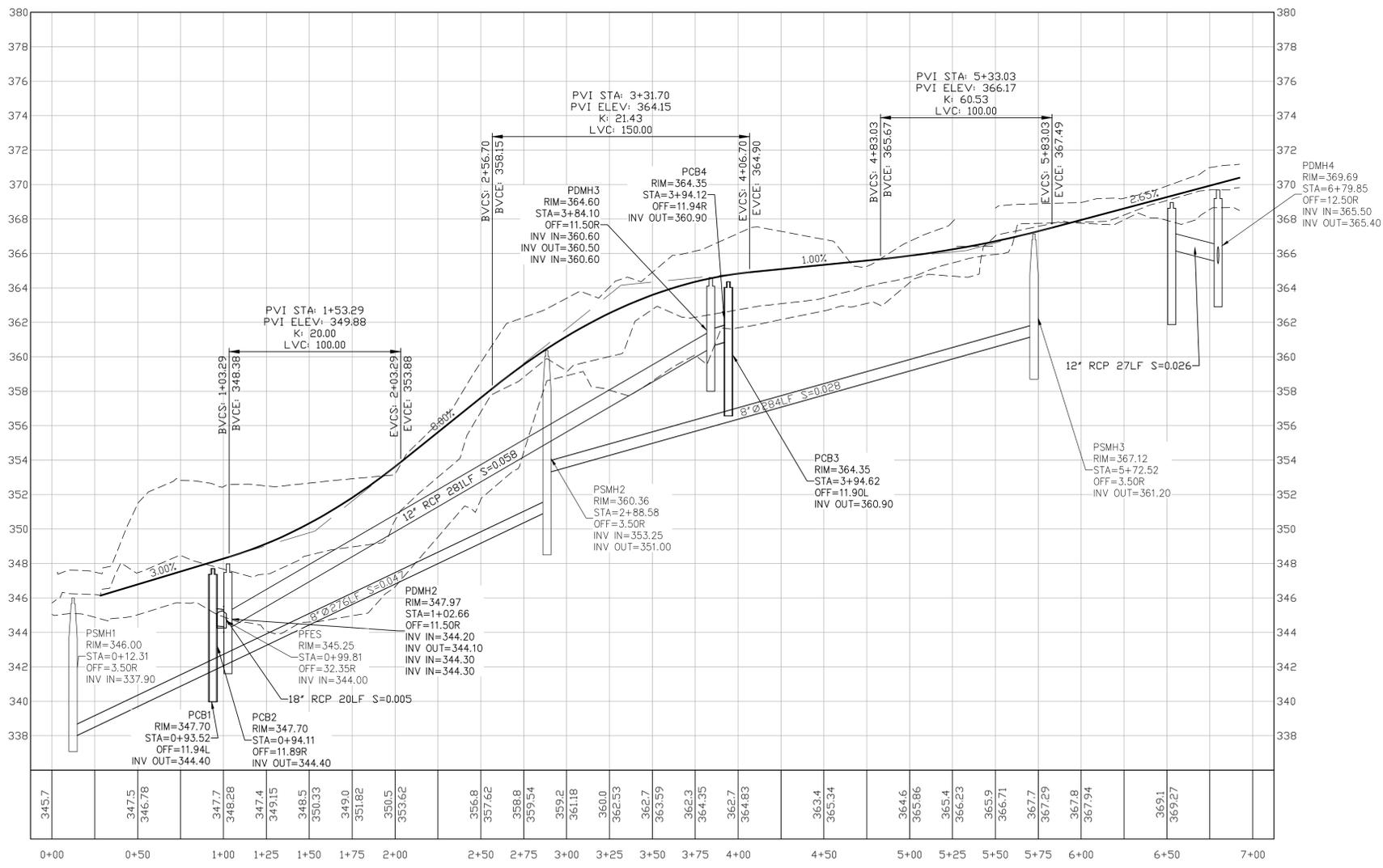
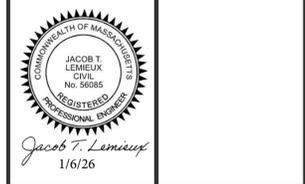
PROJECT:
HOWE AND VALLEY STREET
MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
6 BUTTERNUT LANE
BOLTON MASSACHUSETTS, 01740

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ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
A	BOLD OVER MAIN OPENING ON HYDRANT	387.89
B	SQUARE CUT ON TOP OF STONE & MORTAR RETAINING WALL	343.00
C	TOP OF CONCRETE BOUND WITH DRILL HOLE	367.00

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

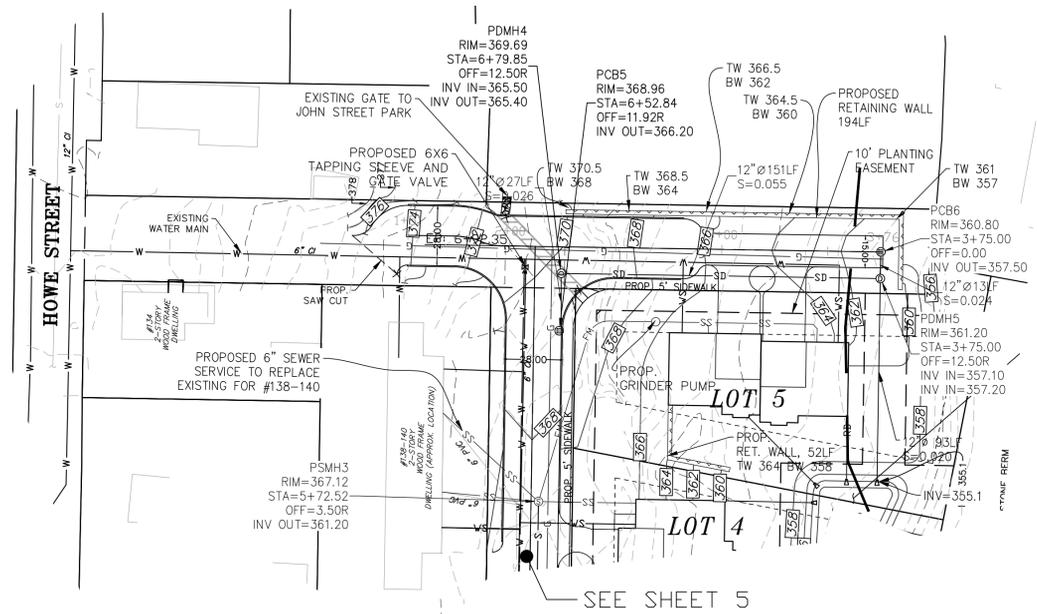
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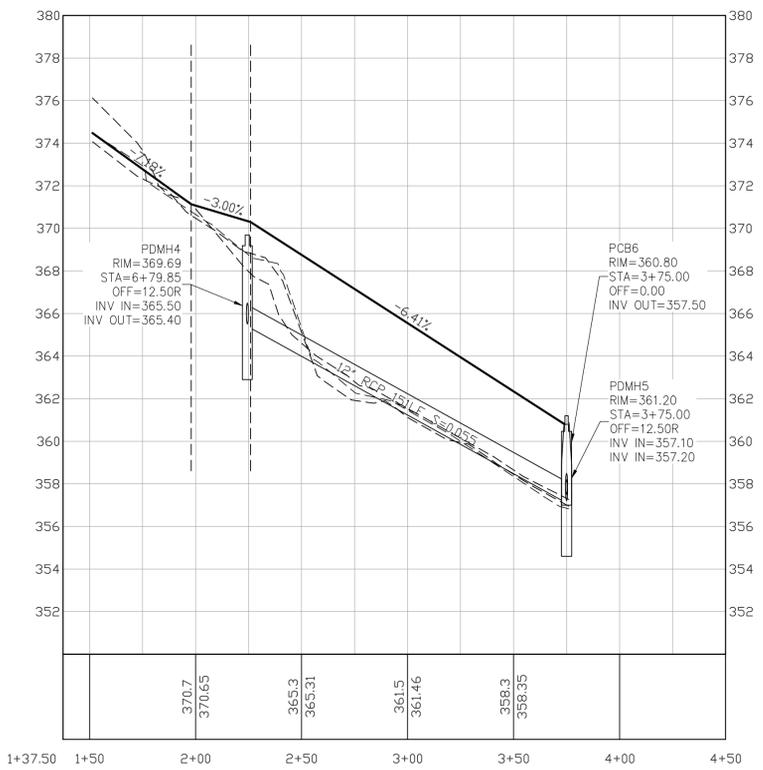
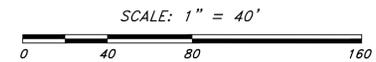
ROAD PROFILES

DWG:	10910
LAYOUT:	5-PRO
SHEET:	5 OF 11
PROJECT:	19010

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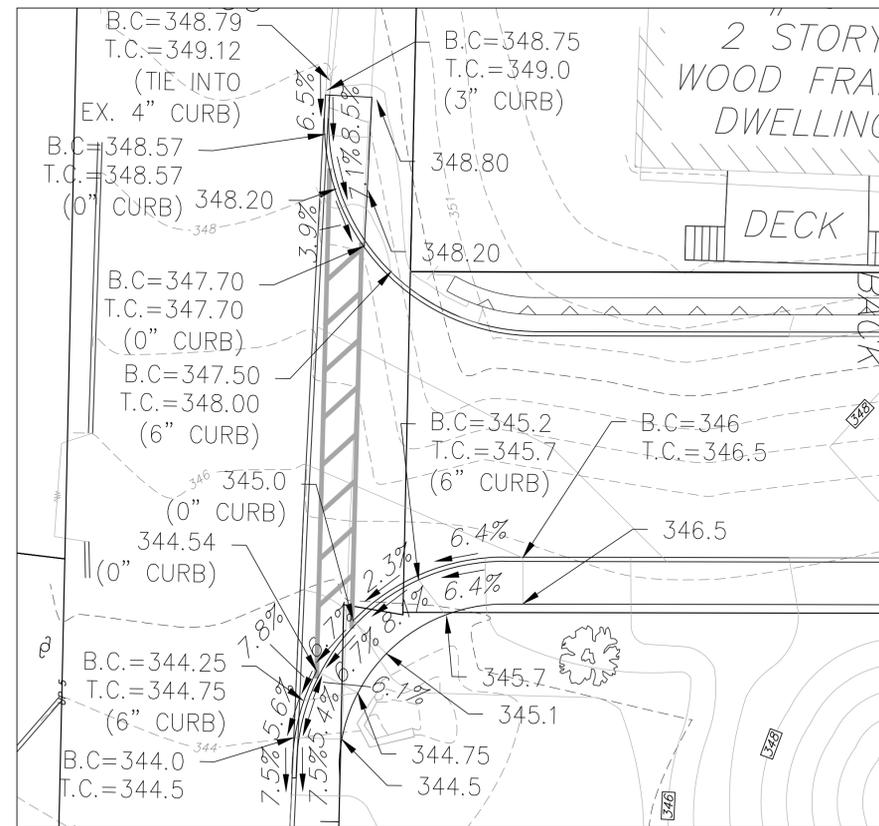


TURNAROUND PLAN VIEW



TURNAROUND PROFILE VIEW

SCALE: H: 1"=40', V: 1"=4'



VALLEY STREET SIDEWALK DETAIL

SCALE: 1"=10'

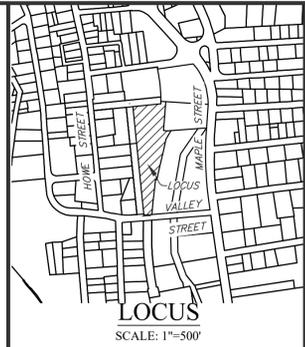
***NOTE:**

SLOPE OF VALLEY STREET IN THIS AREA EXCEEDS 5% AND THEREFORE SIDEWALK AND RAMP WORK ARE EXEMPT FROM ADA AND MAAB REQUIREMENTS.

ELEVATION BENCH MARKS		
▲ DATUM: (SEE NOTE 1 ON EXISTING CONDITIONS PLAN)		
NO.	DESCRIPTION	ELEV.
A	BOLD OVER MAIN OPENING ON HYDRANT	387.89
B	SQUARE CUT ON TOP OF STONE & MORTAR RETAINING WALL	343.00
C	TOP OF CONCRETE BOUND WITH DRILL HOLE	367.00

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

DATE: _____
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PROJECT:
HOWE AND VALLEY STREET
MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
6 BUTTERNUT LANE
BOLTON MASSACHUSETTS, 01740

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ROAD PROFILES

DWG: 10910
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SHEET: 6 OF 11
PROJECT: 19010

SEWER NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS OF INSTALLATION OF SEWER MAINS IN GENERAL. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS IN THE PARTICULAR CONTRACT.

MAIN INSTALLATION

ALL GRAVITY MAINS WILL BE A MINIMUM OF EIGHT INCHES IN DIAMETER; ALL LATERAL INTERCEPTORS, TRUNKLINES, ETC. WILL BE EITHER POLYVINYLL CHLORIDE (PVC) OR DUCTILE IRON. THE CLASS OF THE PIPE WILL ACCOMMODATE THE FIELD CONDITIONS, I.E., PVC PIPE SHALL MEET OR EXCEED THE ASTM D-3034, SDR 35 REQUIREMENTS. PVC PIPE SHALL NOT BE USED FOR PIPES WITH DIAMETERS GREATER THAN 15 INCHES UNLESS EXPRESSLY APPROVED IN WRITING BY THE COMMISSIONER OF PUBLIC WORKS. PVC PIPE SHALL NOT BE USED WHEN THE DEPTH EXCEEDS 10 FEET. FOR DEPTHS OF SEWERS EXCEEDING 10 FEET, CLASS 52 DUCTILE IRON SHALL BE USED. WHEN THE COVER IS FIVE FEET OR LESS UNDER A ROADWAY, THE CLASS AND TYPE OF PIPE WILL BE SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. THE SLOPE OF THE SEWER SHALL NOT BE LESS THAN 1% OR EXCEED 9%. ALL SIZES OF ALL PIPE WILL HAVE AS THEIR MINIMUM SLOPE THAT SLOPE WHICH YIELDS THE SCOURING VELOCITY FOR THE PARTICULAR DIAMETER PIPE. WARNING RIBBON SHALL BE USED IN THE INSTALLATION OF ANY SEWER MAIN. SAID RIBBON SHALL BE GREEN IN COLOR AND IMPRINTED WITH THE WORDS "CAUTION SEWER LINE BELOW", OR WORDS OF SIMILAR INTENT, AND SHALL BE METALLIC TO PROVIDE FUTURE LOCATING WITH INDUCTIVE TAPE LOCATORS. DEPTH OF BURIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS, EXCEPT THAT BURIAL SHALL NOT BE AT A DEPTH LESS THAN 18 INCHES NOR A DEPTH GREATER THAN 48 INCHES.

MANHOLES

DISTANCE BETWEEN ANY TWO MANHOLES SHALL NOT EXCEED 300 FEET. ANY TWO SEWER TWO SEWER LINES ENTERING A MANHOLE OR A STRUCTURE WITH A DIFFERENCE IN ELEVATION OF 18 INCHES AN INSIDE DROP SHALL BE PROVIDED. THE INSIDE DROP IN A MANHOLE SHALL NOT EXCEED 5 FEET IN CHANGE OF ELEVATION. ANY MANHOLE THAT IS REQUIRED TO HAVE AN INSIDE DROP SHALL BE A 5 FOOT INSIDE DIAMETER MANHOLE. MANHOLES SHALL BE PRECAST CONCRETE AND PRECAST SECTIONS WILL BE MADE WATERTIGHT BY O-RING JOINTS OR APPROVED EQUAL CONNECTIONS TO MANHOLES SHALL BE CORED AND MADE WITH A FLEXIBLE MANHOLE BOOT. THE EXTERIOR OF ALL MANHOLES SHALL BE COMPLETELY COVERED WITH A BITUMINOUS WATERPROOFING. ALL SEWER MANHOLES WILL HAVE A BRICK TABLE CONSTRUCTED IN THEIR BASE TO MEET ALL INCOMING AND OUTGOING PIPES SO THAT FLOW IS CHANNELLED SMOOTHLY FROM ONE POINT TO ANOTHER. ALL BRICKS USED FOR MANHOLE INVERTS WILL BE A HARD-BURNED SEWER BRICK TO MEET ASTM C32-69 GRADE SS. BRICKWORK WILL ALSO BE USED BETWEEN THE MANHOLE STRUCTURE AND RING AND RING COVER TO GIVE THE DESIRED GRADE. HOWEVER, THE BRICKWORK IN THIS AREA WILL NEVER EXCEED EIGHT INCHES. THIS BRICKWORK CAN BE WITH A COMMON BRICK.

THRUST BLOCKS

THRUST BLOCKS WILL BE USED ON ANY FORCE MAIN SECTIONS WHERE CALED FOR BY THE DEPARTMENT OF PUBLIC WORKS. THE THRUST BLOCK SHALL CONSIST OF A FORMED CONCRETE BLOCKING AGAINST UNDISTURBED MATERIAL, POURED IN PLACE WITH 3,000 PSI, 1-1/2", 470 CEMENT CONCRETE MASONRY

INSPECTIONS

INSPECTIONS WILL BE PROVIDED BY THE CITY OF MARLBOROUGH ONLY ON A LIMITED OR PART-TIME BASIS. BEFORE ANY BACKFILLING IS DONE, THE DEPARTMENT OF PUBLIC WORKS' WATER & SEWER DIVISION WILL BE NOTIFIED 24 HOURS IN ADVANCED, A CITY REPRESENTATIVE WILL INSPECT THE COMPLETED WORK. IF THE DEPARTMENT OF PUBLIC WORKS FEELS THAT INSUFFICIENT WORKMANSHIP AND CARE IS BEING TAKEN DURING THE INSTALLATION, A PERSON WILL BE ASSIGNED FROM THE DEPARTMENT OF PUBLIC WORKS ON A FULL-TIME BASIS. THE CONTRACTOR OR OWNER WILL BEAR THE COST OF THIS INSPECTOR.

CONNECTIONS

MAIN-TO-MAIN CONNECTIONS WILL ONLY BE MADE BY USE IF A MANHOLE AS SPECIFIED IN THE MARLBOROUGH CITY CODE 510-198(2). IN THE CASE OF A TAP OF A SERVICE-TO-MAIN THE USE OF A TAPPING SADDLE AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. CHIMNEYS WILL BE EMPLOYED ON THE MAIN WHEREVER A SERVICE IS NEEDED WHEN THE DEPTH OF THE MAIN EXCEEDS EIGHT FEET. THIS SHALL BE EXCEPTED WHEN THE ELEVATION OF THE CONNECTION AT THE BUILDING DOES NOT ALLOW THE USE OF A CHIMNEY. ALL CHIMNEYS WILL BE PRECAST STRUCTURES. ALL WYE-BRANCHES WILL BE PROVIDED WITH THE PROPER END CAPS UNTIL SUCH TIME THE COMPLETED TIE-IN IS MADE. THE CONNECTIONS OF BUILDING SEWERS INTO PUBLIC SEWER SHALL BE MADE AT THE WYE OR AT BENCH LEVEL IN THE MANHOLE. IF A WYE-BRANCH OR MANHOLE IS UNAVAILABLE, A CONNECTION MAY BE MADE BY TAPPING THE EXISTING SEWER BY AN APPROVED METHOD. THIS MAY CONSIST OF CUTTING OUT A PORTION OF THE SEWER MAIN AND INSTALLING A "WYE" AT THE MAIN AND RECONNECTING THE EXISTING MAIN WITH THE NEW PIPE AND PROPER COUPLINGS AS APPROVED BY INSPECTOR. NO PERSON SHALL MAKE A CONNECTION OF ROOF DRAINS, DOWNSPOUTS, FOUNDATION DRAINS, AREAWAY DRAINS, BASEMENT DRAINS, SUMP PUMP OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING SEWER OR BUILDING DRAIN WHICH IS DIRECTLY OR INDIRECTLY TO A PUBLIC SEWER. ALL SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS.

BUILDING SEWERS

THE SIZE AND SLOPE OF THE BUILDING SEWER SHALL BE SUBJECT TO THE APPROVAL OF THE COMMISSIONER BUT IN NO EVENT SHALL THE DIAMETER LESS THAN SIX INCHES. THE SLOPE OF SUCH PIPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 9%. THE BUILDING SEWER SHALL BE LAID AT THE UNIFORM GRADE AND IN A STRAIGHT LINE ALIGNMENT INSOFAR AS POSSIBLE. CHANGES IN DIRECTION SHALL BE MADE ONLT WITH BENDS, SWEEPS, MANHOLES OR PRECAST CLEANOUTS AS APPROVED BY THE COMMISSIONER. CLEANOUTS SHALL BE LOCATED ON THE EXTERIOR SIDE OF THE BUILDING SERVICE AND SHALL BE IN A PLACE THAT IS ACCESSIBLE FOR MAINTENANCE BY THE DEPARTMENT OF PUBLIC WORKS OR OTHERS. WARNING RIBBON SHALL BE USED IN THE INSTALLATION OF ANY SERVICE PIPE. SAID RIBBON SHALL BE GREEN IN COLOR AND IMPRINTED WITH THE WORDS "CAUTION SEWER LINE BELOW", OR WORDS OF SIMILAR INTENT, AND SHALL BE METALLIC TO PROVIDE FOR FUTURE LOCATING WITH INDUCTIVE TAPE LOCATORS. DEPTH OF BURIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS, EXCEPT THAT BURIAL SHALL NOT BE AT A DEPTH LESS THAN 18 INCHES NOR A DEPTH GREATER THAN 48 INCHES. THE SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS. WHERE APPLICABLE ENTRANCE FEES IN ACCORDANCE WITH THE MARLBOROUGH CITY CODE SECTION 510-4 "BUILDING SEWER CONNECTIONS" SHALL BE PAID PRIOR TO ANY WORK.

SEQUENCE OF TESTING

THE SEQUENCE OF TESTING SHALL BE AS FOLLOWS: CONSTRUCTION COMPLETED AND ALL BACKFILL AND SUPERIMPOSED LOADS IN PLACE, LANDSCAPING OVER AROUND SEWER APPURTENANCE IS COMPLETED, MANHOLES COMPLETED, LINES THOROUGHLY CLEANED, VISUAL INSPECTION ("FLASHING"), MANDREL TESTING (ALL APPROVED PIPE TYPES), DETERMINATION OF GROUND WATER TABLE, AIR TESTING OR INFILTRATION TESTING (PIPE, MANHOLE).

TESTING

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING FIRM THAT SPECIALIZES IN SEWER LINE AND MANHOLE TESTING. THIS SHALL BE ACCOMPLISHED THROUGH THE COMBINATION OF VISUAL INSPECTIONS, DEFLECTION TESTS, LOW-PRESSURE AIR TESTS AND LEAKAGE TEST METHODS. ACCEPTANCE TESTS SHALL ONLY BE PERFORMED AFTER ALL WORK ADJACENT TO AND OVER THE PIPE HAS BEEN COMPLETED. ALL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENT APPROVED BY THE CITY AND IN THE PRESENCE OF THE CITY REPRESENTATIVE. TESTS PERFORMED IN THE ABSENCE OF THE CITY REPRESENTATIVE SHALL BE CONSIDERED INVALID AND SHALL BE REPEATED AT THE CONTRACTORS EXPENSE.

DEFLECTION TEST: A DEFLECTION TEST SHALL BE REQUIRED FOR ALL PLASTIC SEWER PIPING INSTALLED (DUCTILE IRON PIPING WILL BE TESTED AT THE DIRECTION OF THE INSPECTOR). A GO-NO-GO MANDREL SHALL BE PULLED THROUGH THE PIPE A MINIMUM OF 60 DAYS AFTER THE FINAL PLACEMENT OF BACKFILL AND SUPERIMPOSED LOADS. THE DEFLECTION OF THE SEWER PIPE SHALL NOT EXCEED 5% WHEN TESTED WITH A MANDREL SPECIFICALLY DESIGNED FOR THE TYPE AND SIZE OF PIPE INSTALLED. PIPE SEGMENTS FAILING THE MANDREL TEST SHALL BE REMOVED AND REPLACED. **LOW-PRESSURE AIR TEST:** ON ALL SANITARY SEWER LINES (PLASTIC AND DUCTILE IRON), INCLUDING PRIVATE SEWER LINES, THE CONTRACTOR SHALL CONDUCT A LINE ACCEPTANCE TEST USING LOW-PRESSURE AIR TESTING. DUCTILE IRON PIPELINES SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ASTM C924. PVC PIPELINES SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ASTM F1417-98 AND UBPPA UNI-B-6. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND ANY APPURTENANT ITEMS TO SATISFACTORILY PERFORM THE VACUUM TEST. ALL TESTING EQUIPMENT SHALL BE APPROVED FOR VACUUM TESTING MANHOLES.

AIR TEST PROCEDURE (DRY CONDITIONS): THE FOLLOWING PROCEDURE SHALL BE USED DURING THE LOW-PRESSURE AIR TESTING OF SEWER MAINS LOCATED ABOVE THE GROUND WATER TABLE; ISOLATE A SECTION OF SEWER BY INFLATING STOPPERS OF OTHER SUITABLE TEST PLUGS/PLUG OR CAP THE ENDS OF ALL BRANCHES, LATERALS, TEES, WYES AND STUBS TO BE INCLUDED IN THE TEST. SECURELY BRACE ALL PLUGS OR CAPS TO PREVENT A BLOW-OUT. ONE OF THE PLUGS OR CAPS SHOULD HAVE AN INLET TAP OR OTHER PROVISION FOR CONNECTING A HOSE TO A POTABLE AIR SOURCE. IF NOT PROPERLY SEALED, AIR CAN LEAK THROUGH THE POROUS MATERIAL IN THE PIPES ANNULUS. CONNECT THE AIRHOSE TO THE INLET TAP. ADD AIR SLOWLY THAT A PRESSURE OF 5.0 PSIG IS MAINTAINED FOR AT LEAST FIVE MINUTES. THE PRESSURE WILL NORMALLY DROP SLIGHTLY UNTIL EQUILIBRIUM IS OBTAINED; HOWEVER A MINIMUM OF 5.0 PSIG IS REQUIRED. DISCONNECT AIR SUPPLY AND DECREASE THE PRESSURE TO 5.0 PSIG BEFORE STARTING THE TEST.

TESTING (CONTINUED)

AIR TEST PROCEDURE (WET CONDITIONS): ALL TEST PRESSURES ARE MEASURED AS GAGE PRESSURE, WHICH IS ANY PRESSURE GREATER THAN ATMOSPHERIC. SINCE WATER PRODUCES A PRESSURE OF 5 PSIG FOR EVERY FOOT DEPTH OVER THE MAIN, AIR TEST PRESSURE MUST BE INCREASED TO OFFSET THE DEPTH OF GROUND WATER OVER THE SEWER LINE. IN AREAS WHERE THE GROUND WATER IS KNOWN TO EXIST, THE CONTRACTOR SHALL INSTALL A ONE-HALF INCH DIAMETER CAPPED PVC PIPE NIPPLE, APPROXIMATELY 10' LONG, THROUGH THE MANHOLE WALL ON TOP OF ONE OF THE SEWER LINES ENTERING THE MANHOLE. THIS SHALL BE DONE AT THE TIME THE SEWER LINE IS INSTALLED. IMMEDIATELY PRIOR TO PERFORMING THE LINE ACCEPTANCE TEST, THE GROUND WATER ELEVATION SHALL BE DETERMINED BY REMOVING THE PIPE CAP, BLOWING AIR THROUGH THE PIPE NIPPLE INTO THE GROUND SO AS TO CLEAR IT, AND THEN CONNECTING A CLEAR PLASTIC TUBE TO THE NIPPLE. THE HOSE SHALL BE HELD VERTICALLY AND A MEASUREMENT OF THE HEIGHT IN FEET OF WATER OVER THE INVERT OF THE PIPE SHALL BE TAKEN AFTER THE WATER HAS STOPPED RISING IN THE PLASTIC TUBE. MULTIPLY THE HEIGHT IN FEET ABOVE THE PIPE INVERT TO THE GROUND WATER TABLE BY 0.43 PSIG/FT AND ADD IT TO THE REQUIRED 3.5 PSIG MINIMUM TEST PRESSURE. FOR EXAMPLE, IF THE HEIGHT OF THE WATER IS 11.5 FT, THEN THE ADDED PRESSURE WILL BE 0.43 PSIG/FT X 11.5 FT OR 4.9 PSIG. THIS INCREASES THE TEST PRESSURE FROM 3.5 PSIG TO 8.4 PSIG AND THE 2.5 PSIG TO 7.4 PSIG, RESPECTIVELY. THE ALLOWABLE DROP OF 1 PSIG FOR THE TIME ALLOWED AS OUTLINED IN TABLE 1 STILL REMAINS. HOWEVER, IF THE GROUND WATER LEVEL IS 2 FT OR MORE ABOVE THE TOP OF THE PIPE AT THE UPSTREAM ENDS, OR IF THE AIR PRESSURE REQUIRED FOR THE TEST CALCULATES OUT TO BE GREATER THAN THE 9 PSIG GAGE, THE AIR TEST METHODS SHOULD NOT BE USED. IN THIS CASE A VISUAL INSPECTION FOR LEAKAGE WOULD PRODUCE A MORE CONSERVATIVE TEST. BEFORE THE AIR TEST METHOD IS USED, THE GROUND WATER LEVEL SHOULD BE LOWERED BY PUMPING OR DEWATERING.

VACUUM TESTING OF MANHOLES: ALL SANITARY SEWER MANHOLES CONSTRUCTED BY THE CONTRACTOR SHALL BE VACUUM TESTED FOR LEAKAGE IN THE PRESENCE OF THE CITY REPRESENTATIVE. VACUUM TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C1244. THE VACUUM TEST REQUIREMENTS WILL NOT APPLY TO ANY EXISTING MANHOLE, OR ANY EXISTING MANHOLE THAT HAS BEEN CONVERTED TO A DROP MANHOLE BY THE CONTRACTOR.

VACUUM TESTING PROCEDURE: ALL LIFTING HOLES SHALL BE PLUGGED WITH AN APPROVED NON-SHRINKING GROUT INSIDE AND OUT. MANHOLE JOINTS SHALL BE GROUTED FROM THE OUTSIDE ONLY. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED. THE CONTRACTOR SHALL SECURELY BRACE THE PLUGS IN ORDER TO KEEP THEM FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE CONE SECTION OF THE MANHOLE AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME FOR THE VACUUM TO DROP TO 9 INCHES SHALL NOT BE LESS THAN THAT SHOWN IN (TABLE 1) BELOW:

TEST FAILURE

SHOULD A LINE OR MANHOLE FAIL TO PASS ANY OF THE ACCEPTANCE TEST AS OUTLINED, THE CONTRACTOR SHALL AT HIS EXPENSE, DETERMINE THE SOURCE OF THE FAILURE, MAKE ANY REPAIRS AND RE-TEST THE SEGMENT OF PIPING OR MANHOLE IN QUESTION AT NO COST TO THE CITY.

MANDREL EQUIPMENT

EQUIPMENT SYSTEMS USED TO PERFORM MANDREL TESTS SHALL BE SPECIFICALLY DESIGNED FOR THE PIPE MATERIAL BEING TESTED. MANDRELS THAT DO NOT SPECIFICALLY STATE THE SIZE AND TYPE OF PIPING FOR WHICH IT IS APPLICABLE SHALL NOT BE ALLOWED.

AIR/VACUUM TEST EQUIPMENT

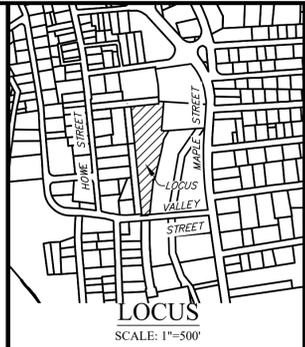
EQUIPMENT SYSTEMS USED TO PERFORM LOW-PRESSURE AIR TESTS SHALL BE SPECIFICALLY DESIGNED FOR THIS PURPOSE. SYSTEMS SHALL BE APPROVED BY THE CITY PRIOR TO THE TEST TAKING PLACE. ISOLATION OF PIPE SEGMENTS SHALL BE ACCOMPLISHED THROUGH THE USE OF PLUGS (MECHANICAL OR PNEUMATIC TYPE). PRESSURIZATION OF THE SEWER MAIN SHALL BE ACCOMPLISHED THROUGH THE USE OF AN AIR COMPRESSOR THAT HAS AN OIL FREE AIR SOURCE, SINGULAR CONTROL PANEL, MAIN SHUT-OFF VALVE, PRESSURE-REGULATING VALVE, 9 PSIG PRESSURE RELIEF VALVE, INPUT PRESSURE GAGE AND A CONTINUOUS MONITORING PRESSURE GAGE. THE CONTINUOUS MONITORING PRESURE GAGE SHALL HAVE A PRESSURE RANGE FROM 0 PSIG TO AT LEAST 10 PSIG WITH MINIMUM DIVISIONS OF .10 PSIG. THE GAUGE FACE SHALL HAVE A MINIMUM OF 4 INCHES IN DIAMETER AND HAVE AN ACCURACY OF ±0.04 PSIG.

SUBMITTALS

SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR ALL PRODUCTS SPECIFIED WITHIN THE BID/CONTRACT DOCUMENTS AND INDICATED OR IMPLIED ON THE DRAWINGS. THE SHOP DRAWINGS SHALL BE SUBMITTED AT LEAST (10) DAYS PRIOR TO SCHEDULED USE OF THE PRODUCT FOR REVIEW BY THE ENGINEER. EACH SHOP DRAWING SHALL INCLUDE THE SPECIFICATIONS OF THE PRODUCT, MATERIAL CONTENT, PHYSICAL AND CHEMICAL PARAMETERS, TESTING RESULTS, DIMENSIONS, QUALIFICATIONS, COLOR CHOICES, SAMPLES (IF SPECIFICALLY REQUIRED), AND DRAWINGS (IF SPECIFICALLY REQUIRED). EXACTLY FOUR (4) COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OR DESIGNATED REPRESENTATIVE. THE SUBMITTED SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY THE CONTRACTOR WITH A STATEMENT INDICATING THAT THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS AND ACCEPTED THE PRODUCT. UPON RECEIPT OF THE SHOP DRAWINGS, THE ENGINEER WILL REVIEW THE PRODUCT INFORMATION TO DETERMINE ACCEPTABILITY BASED ON THE CONTRACT DOCUMENTS. THE ENGINEER SHALL RETURN AT LEAST TWO (2) COPIES OF THE REVIEWED SHOP DRAWINGS TO THE CONTRACTOR WITH A MEMO DETAILING THE ENGINEER'S REVIEW. IN THE CASE THAT THE SHOP DRAWING IS REJECTED, THE ENGINEER WILL RETURN THREE (3) COPIES TO THE CONTRACTOR WITH A REASONABLE EXPLANATION AS TO WHY THE PRODUCT WAS REJECTED.

DEPTH (FEET)	MANHOLE DIAMETER (INCHES)		
	48	60	72
	SECONDS		
0-8	20	26	33
10	25	33	41
12	30	39	49
14	35	46	57
16	40	52	67
18	45	59	73
20	50	65	81
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

TABLE 1
(TIMES SHOWN ARE MINIMUM ELAPSED TIMES, IN SECONDS, FOR A DROP IN A VACUUM OF 1 INCH OF MERCURY.)



PROJECT:

HOWE AND VALLEY STREET

MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:

MATTHEW EVANGELOUS

**6 BUTTERNUT LANE
BOLTON
MASSACHUSETTS, 01740**

HANCOCK ASSOCIATES

Land Surveyors

Civil Engineers

Wetland Scientists

315 ELM STREET
MARLBOROUGH, MA 01752
VOICE: (508) 460-1111
FAX: (508) 460-1121
www.hancockassociates.com



Jacob T. Lemieux
1/6/26

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DETAILS

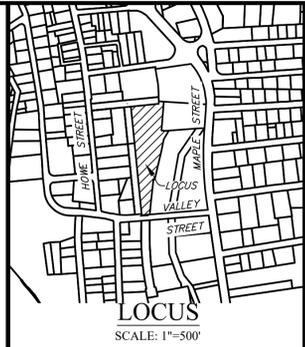
DWG: 10910

LAYOUT: 8-DET

SHEET: 8 OF 11

PROJECT: 19010

8



PROJECT:
HOWE AND VALLEY STREET
MARLBOROUGH MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
 6 BUTTERNUT LANE
 BOLTON MASSACHUSETTS, 01740

HANCOCK ASSOCIATES
 Land Surveyors
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 Wetland Scientists
 315 ELM STREET
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 VOICE: (508) 460-1111
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CITY OF MARLBOROUGH
 PLANNING BOARD APPROVAL

DWG:	10910
LAYOUT:	9-DET
SHEET:	9 OF 11
PROJECT:	19010

9

WATER NOTES

THE FOLLOWING DESCRIBED MATERIALS AND METHODS OF INSTALLATION OF WATER MAINS IN GENERAL. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS IN THE PARTICULAR CONTRACT AND IN ACCORDANCE WITH THE MOST RECENT A.W.W.A. STANDARDS.

MAIN INSTALLATION:

ALL MAINS WILL BE A MINIMUM OF EIGHT INCH DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL MAINS OVER EIGHT (8) INCHES IN DIAMETER WILL BE DUCTILE IRON CLASS 52, INCLUDING NIPPLE PIECES. ALL HYDRANT BRANCHES SHALL BE SIX (6) INCH DUCTILE IRON CLASS 52. ALL INTERSECTIONS OF MAINS WILL BE GATED IN THEIR RESPECTIVE DIRECTIONS. NO MAIN GATE WILL EXTEND OVER ONE THOUSAND (1,000) FEET OF EACH OTHER OR SO SPACED AT THE DIRECTION OF THE DEPARTMENT OF PUBLIC WORKS OR FIRE CHIEF. ALL HYDRANTS WILL BE GATED. ALL TAPS TO THE EXISTING PUBLIC SYSTEM WILL SPECIFY A TAPPING SLEEVE AND GATE VALVE. EXCAVATION WILL BE TO A DEPTH THAT PROVIDES A MINIMUM OF FIVE (5) FEET OF COVER OVER THE PIPE. IF THE EXCAVATION IS IN LEDGE, A MINIMUM OF 12 INCH SPACING AROUND THE PIPE WILL BE REQUIRED TO ALLOW FOR SELECTED BACKFILL MATERIAL (SEE TRENCHING DETAILS). IT WILL BE AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS AS TO THE TYPE OF BEDDING USED AND WILL DEPEND ON THE FIELD CONDITIONS. IN ANY EVENT, IT WILL BE EITHER CRUSHED BANK GRAVEL, SAND BORROW, OR THREE-FOURTHS INCH STONE. NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER MAY BE USED WITHIN THE FIRST FOOT OF BACKFILL OVER THE PIPE. ONCE THE PIPE HAS SUFFICIENT COVER WITH THE SELECTED MATERIAL, NORMAL BACKFILLING MAY PROCEED WITH CARE. JOINTING OF PUSH-ON OR TYTON JOINT CAST IRON WILL BE WITH THE USE OF A COME-ALONG OR BAR. IF A BAR IS USED A BLOCK OF WOOD WILL BE USED BETWEEN IT AND THE PIPE; THE APPLIES FOR HAVING A BACKHOE/EXCAVATOR SET LARGER DIAMETER PIPE, A BLOCK OF WOOD WILL BE INSERTED BETWEEN THE BUCKET AND THE PIPE; IN NO EVENT WILL THERE BE A METAL-TO-METAL DRIVING FORCE TO SET THE PIPE. IF THIS IS NOT STRICTLY COMPLIES WITH THE LENGTH OF THE PIPE WILL BE REMOVED AND A NEW ONE USED IN ITS PLACE.

MAIN GATE VALVES AND BOXES:

MAIN GATE VALVES SHALL BE OPEN RIGHT, IRON BODY, BRONZED MOUNTED, DOUBLE DISC, NON-RISING STEM AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUAL. MAIN GATE BOXES SHALL BE CAST-IRON, SLIDE TYPE WITH AT LEAST SIX (6) INCHES OF ADJUSTMENT AND AT LEAST FIVE (5) FEET LONG. THE COVERS SHALL BE FLUSH, CLOSE-FITTING WITH THE LETTER "W" OR THE WORD "WATER" CAST INTO THE COVER.

THRUST BLOCKS

ALL PLUGS, CAPS, TEES, BENDS AND HYDRANTS SHALL BE PROVIDED WITH A CONCRETE THRUST BLOCK TO PREVENT MOVEMENT. THE THRUST BLOCK SHALL CONSIST OF A FORMED CONCRETE BACKING AGAINST UNDISTURBED MATERIAL, POURED IN PLACE WITH 3,000 PSI, 1-1/2", 470 CEMENT CONCRETE MASONRY.

INSPECTIONS

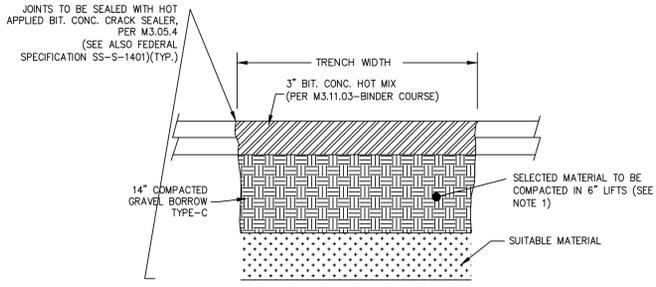
INSPECTION WILL BE PROVIDED BY THE CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR. BEFORE ANY BACKFILLING IS DONE, THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION WILL BE NOTIFIED TWENTY-FOUR (24) HOURS IN ADVANCE, AND A CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR WILL INSPECT THE COMPLETED WORK. THIS METHOD OF OPERATION WILL BE USED FOR HYDRANT INSTALLATION, MAIN TAPS, SERVICE TAPS, TESTING, ETC. IF THE DEPARTMENT OF PUBLIC WORKS FEELS THAT INSUFFICIENT WORKSMANSHIP AND CARE IS BEING TAKEN IN THE INSTALLATION, THIS WORK MAY BE TERMINATED UNTIL FURTHER APPROVAL FOR THE CITY ENGINEER.

CONNECTIONS

SERVICE CONNECTIONS SHALL HAVE A MINIMUM SIZE OF THREE-FOURTHS (3/4) INCH IN DIAMETER. ALL SERVICE PIPES SHALL BE TYPE K COPPER TUBING. ANY SERVICE PIPE LARGER THAN TWO (2) INCHES AND LESS THAN EIGHT (8) INCHES IN DIAMETER SHALL BE DUCTILE IRON CLASS 52, CEMENT LINED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL NEW MAIN CONNECTIONS WILL BE MADE BY WAY OF DIRECT WET TAP. THE USE OF A TWO-STRAP CORPORATION SADDLE SHALL ONLY BE USED WITH APPROVAL OF ENGINEER (TYPE, SMITH-BLAIR OR MUELLER). A CURB STOP AND BOX SHALL BE COPPER TO COPPER THREAD, OPEN RIGHT, WITH DRAIN, AS MANUFACTURED BY FARNUM OR MUELLER. ANY SERVICE ONE (1) INCH OR GREATER SHALL EMPLOY AN ORISEAL CURB WITH DRIP. THE SERVICE SHALL BE INSTALLED AT 90° FROM THE ROAD, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. UNDER NO CIRCUMSTANCES WILL ANY INVERTED KEY CURBS BE INSTALLED IN ANY WATER SYSTEM IN THE CITY OF MARLBOROUGH. THE CURB BOX OR SERVICE BOX SHALL BE FOUR-AND-ONE-HALF (4 1/2) TO FIVE-AND-ONE-HALF (5 1/2) FEET, EXTENSION-TYPE, THREE-FOURTHS INCH ROD, AND COVER FOR SERVICES SHALL BE FIVE (5) FEET ZERO (0) INCHES. A SAND BACKFILL MATERIAL WILL BE CAREFULLY PLACED AROUND THE SERVICE PIPE TO PROTECT IT FROM NORMAL BACKFILL AND COMPACTION.

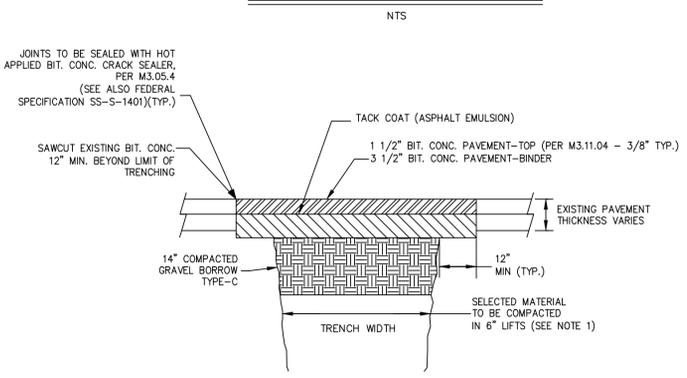
TESTING

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING FIRM THAT SPECIALIZES IN WATER LINE TESTING AND DISINFECTIONS OF WATER DISTRIBUTION SYSTEMS APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL FURNISH A WATER METER PRESSURE GAUGE, TESTING PLUGS, PUMPS, PIPE CONNECTIONS AND OTHER REQUIRED APPARATUS. THE SECTION OF PIPE TO BE TESTED WILL BE COMPLETELY FILLED WITH WATER AND AIR BLOWN OFF THROUGH A HIGH POINT, SUCH AS A HYDRANT. THE SECTION UNDER TEST WILL BE MAINTAINED FULL AND UNDER PRESSURE AT 200 LBS. FOR A PERIOD OF ONE (1) HOUR. THE LINE SHALL BE FILLED AND TESTED WITHIN ONE (1) TO THREE (3) DAYS AFTER FILLING. ANY FAILURE OF THE VARIOUS PIPELINES, STRUCTURES, VALVES, HYDRANTS AND RELATED ACCESSORIES THAT OCCURS BEFORE FINAL ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. A SUCCESSFUL WATER PRESSURE TEST IS NOT TO BE INTERPRETED AS FINAL ACCEPTANCE. THE PRESSURE AND LEAKAGE TEST SHALL CONSIST OF FIRST RAISING THE WATER PRESSURES (BASED ON ELEVATION) TO A PRESSURE IN POUNDS PER SQUARE INCH NUMERICALLY EQUAL TO THE PRESSURE RATING OF THE PIPE. WHILE MAINTAINING THIS PRESSURE, THE CONTRACTOR SHALL MAKE A LEAKAGE TEST BY METERING THE FLOW OF WATER INTO THE PIPE. IF THE AVERAGE LEAKAGE DURING A TWO-HOUR PERIOD EXCEEDS A RATE OF TEN (10) GALLONS PER INCH OF DIAMETER PER TWENTY-FOUR (24) HOUR PER MILE OF PIPELINE, THE SECTION WILL BE CONSIDERED AS HAVING FAILED THE TEST. AFTER TESTING THE PIPELINE IS TO BE DISINFECTED WITH A CHLORINE CONCENTRATION OF APPROXIMATELY FIFTY (50) PARTS PER MILLION PRIOR TO BEING PLACED IN SERVICE. THE INTRODUCTION OF THIS CHLORINE SHALL BE ACCOMPLISHED BY PUMPING OR SIPHONING A CALCIUM HYDROCHLORIDE SOLUTION INTO THE MAIN. THE CHLORINATION WATER IS TO REMAIN IN THE NEW PIPELINE FOR A PERIOD OF TWENTY-FOUR (24) HOURS. DURING THIS PERIOD, PROPER PRECAUTIONS ARE TO BE TAKEN TO PREVENT THIS CHLORINATED WATER FROM FLOWING BACK INTO THE EXISTING SYSTEM. AFTER CHLORINATION AND DE-CHLORINATION A MINIMUM OF (2) BACTERIA SAMPLES ARE TO BE TAKEN TWENTY-FOUR (24) HOURS APART.



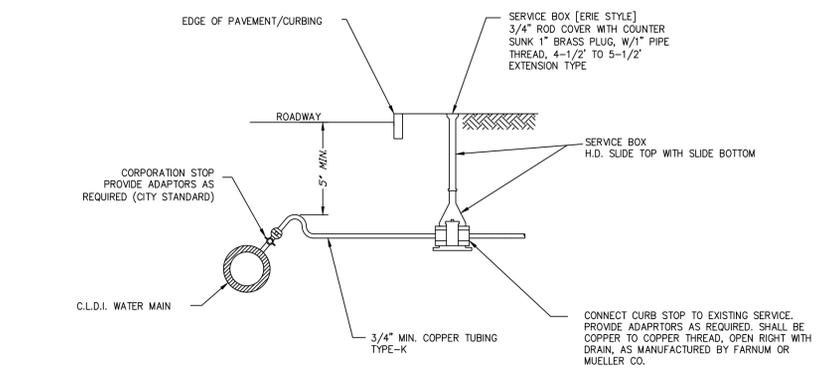
NOTE 1:
 COMPACTION EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

TEMPORARY TRENCH PAVING TYPICAL SECTION



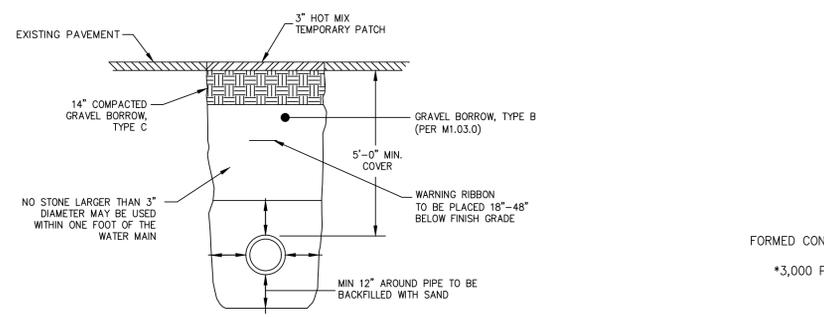
NOTE 1:
 COMPACTION EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

TYPICAL FINAL TRENCH PAVING



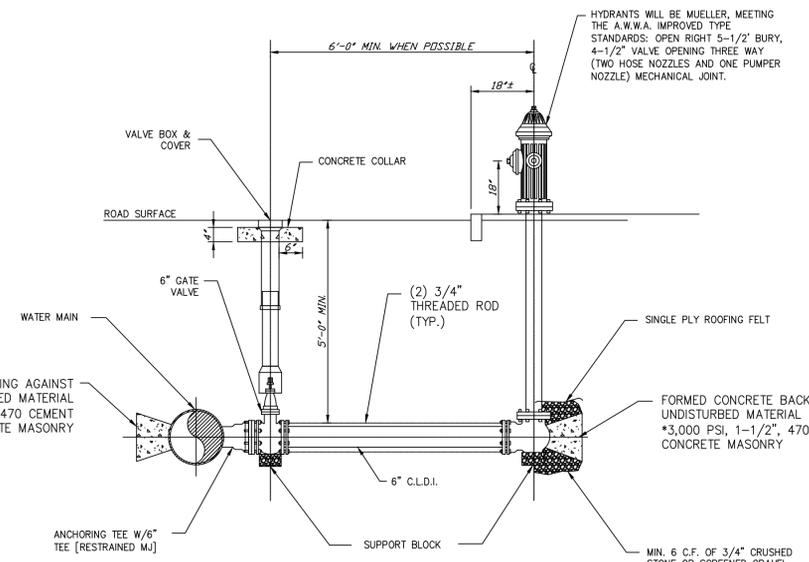
- NOTES:**
1. FLUSH ALL NEW SERVICE LINES PRIOR TO CONNECTION.
 2. UPON CONNECTION, REMOVE AND DISPOSE OF OLD SERVICE LINE FROM CORPORATION VALVE TO CURB STOP, CURB STOP AND BOX.
 3. COPPER TUBING TYPE-K AND CURB STOP TO BE ENCASED IN 12" MIN. SAND.
 4. ALL FITTINGS, CONNECTIONS, CORPORATIONS, CURB STOPS AND SERVICE APPURTENANCES SHALL BE SERVICE BRASS AS FOLLOWS: SERVICE BRASS SHALL CONFORM TO AWWA STANDARD C-800 (LATEST REVISION) AND PACK JOINT END CONNECTIONS SHALL CONSIST OF BUNA-N BEVELED GASKET FOR WATER TIGHT SEAL, AN INDEPENDENT, SPLIT-CLAMP LOCKING DEVICE OR STAINLESS STEEL BEVELED GRIPPER SHALL BE INCORPORATED IN THE DESIGN FOR ADDITIONAL RESTRAINT. FORD MUELLER OR RED HED SERVICE BRASS IS EXCEPTED WITHOUT SUBSTITUTE.

TYPICAL SERVICE CONNECTION



* TEMPORARY PAVEMENT TO REMAIN IN PLACE FOR A MINIMUM OF 65 DAYS MAXIMUM OF 90 DAYS, TO BE COMPLETELY REMOVED DURING FINAL PAVING.

TYPICAL WATER TRENCH

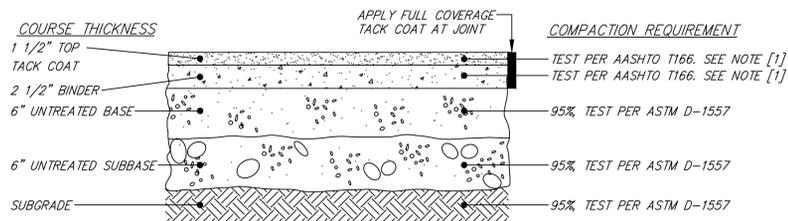


- NOTES:**
1. PROVIDE HYDRANT AND VALVE JOINTS WITH MECHANICAL JOINTS (MEGALUG OR APPROVED EQUAL).
 2. SUPPORT BLOCKS TO BE PRESSURE TREATED WOOD OR CONCRETE MASONRY BLOCKS.
 3. ALL VALVES OPEN RIGHT.

HYDRANT SETTING WITH VALVE

CITY OF MARLBOROUGH
 PLANNING BOARD APPROVAL

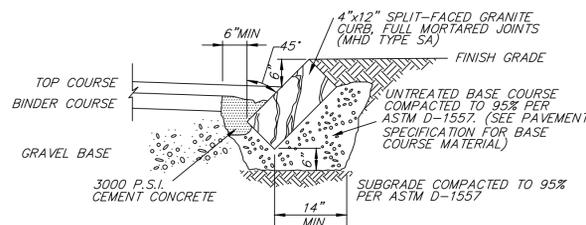
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 PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.



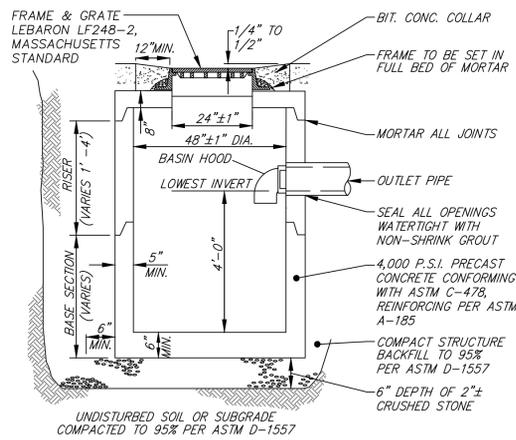
NOTES:
[1] COMPACT TO TEST AVERAGE OF 96% NO TEST LOWER THAN 94%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
UNSATURABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE

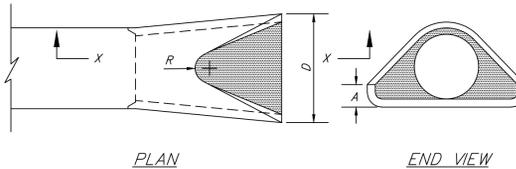


SLOPED GRANITE CURB
CROSS SECTION
NOT TO SCALE

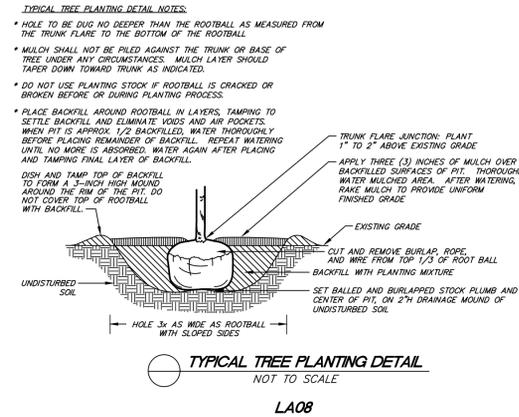


NOTE: CONICAL TOP MAY ALSO BE USED.
CATCH BASIN WITH HOOD
TYPICAL CROSS SECTION
NOT TO SCALE

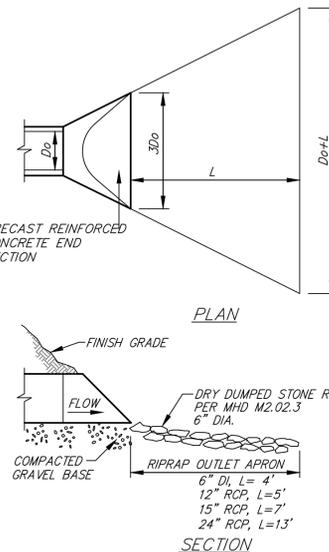
DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-0.07"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2.25"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2.5"	12"
24"	9.5"	3'-7.5"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7.75"	5'-0"	3.5"	15"
36"	15"	5'-3"	2'-10.75"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4.5"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5.5"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"



PRECAST REINFORCED CONCRETE END SECTION
NOT TO SCALE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE
LA08



DRAIN OUTLET AND APRON
TYPICAL CROSS SECTION
NOT TO SCALE

NOTE: CONICAL TOP MAY ALSO BE USED.
DRAIN MANHOLE
TYPICAL CROSS SECTION
NOT TO SCALE

CONSTRUCTION NOTES

THE FOLLOWING DESCRIBED MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS THERETO.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF SUITABLE GRAVEL. THE TWELVE (12) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M1.04.0) FOR WATER, 3/4" CRUSHED STONE (M2.01.0) FOR SEWER, GRAVEL BORROW - TYPE C (M1.03.0) FOR DRAIN OR AS SPECIFIED BY THE OWNER OF THE UTILITY AND APPROVED BY THE CITY OF MARLBOROUGH. BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL (CDF) - TYPE 1E OR 2E (M4.08.0) FOR ALL MAJOR ROADWAYS OF THE CITY OR AS DIRECTED BY THE COMMISSIONER OF PUBLIC WORKS.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCEEDING LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL MECHANICALLY OR HAND TAMPED IN SIX (6) INCH LIFTS, A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN LIFT DEPTHS NOT GREATER THAN SIX (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES (IN A TEMPORARY TRENCH), AND TWELVE (12) INCHES (IN A PERMANENT TRENCH) OF GRAVEL COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

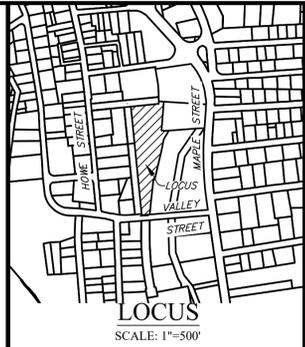
PAVEMENT PLACED SHALL BE PLACED AND RAKED TO A UNIFORM SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING BITUMINOUS ROAD SURFACE. THE PERMITTEE SHALL MAINTAIN THE SURFACING AND SHALL PROMPTLY FILL WITH SIMILAR MATERIAL ANY DEPRESSION AND HOLES THAT MAY OCCUR SO AS TO KEEP THE SURFACING IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

A TEMPORARY PAVEMENT SHALL BE PLACED ON THE SURFACE OF THE FILL AND THOROUGHLY COMPACTED A TEMPORARY PAVEMENT SHALL BE CLASS I BITUMINOUS CONCRETE TYPE I-1 THREE (3) INCHES THICK (SEE EXCAVATION TRENCH DETAIL). "COLD PATCH MAY BE ALLOWED IF APPROVED BY THE COMMISSIONER OF PUBLIC WORKS DUE TO ADVERSE WEATHER CONDITIONS. IF PLATES ARE USED THEY SHALL BE RAMPED TO MATCH THE EXISTING PAVEMENT. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW THE BACKFILLING OPERATION.

PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 65 DAYS OR NO LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY SURFACE WITHOUT APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUB-BASE SHALL BE EXCAVATED TO THE GRADE REQUIRED BY THE PERMIT PRIOR TO PLACEMENT OF THE FINAL BITUMINOUS CONCRETE SURFACE. THE BINDER COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BINDER COURSE AND SHALL NOT BE LESS THAN THREE AND ONE-HALF (3 1/2) INCHES IN DEPTH AND THE TOP COURSE SHALL BE ONE AND ONE-HALF (1 1/2) INCHES IN DEPTH. IN SOME INSTANCES, BEYOND A SIMPLE TRENCH EXCAVATION, PAVEMENT DETAILS AND RESURFACING REQUIREMENTS WILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT REQUIREMENTS ON ROUTE 85).



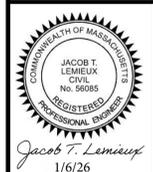
PROJECT:
HOWE AND VALLEY STREET
MARLBOROUGH
MASSACHUSETTS, 01752

PREPARED FOR:
MATTHEW EVANGELOUS
6 BUTTERNUT LANE
BOLTON
MASSACHUSETTS, 01740

HANCOCK ASSOCIATES

Land Surveyors
Civil Engineers
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315 ELM STREET
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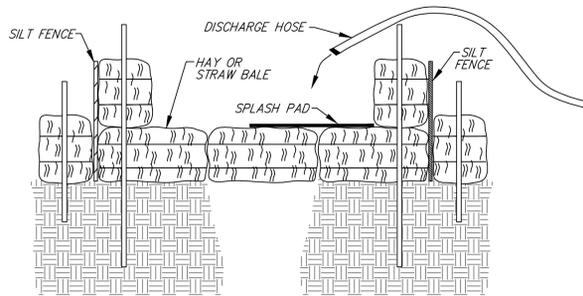
DATE: 1/6/26 DESIGN BY: JTL
SCALE: N.T.S. DRAWN BY: JTL
APPROV. BY: JTL CHECK BY: JP

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

DETAILS

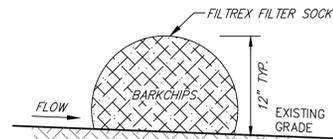
DWG:	10910
LAYOUT:	10-DET
SHEET:	10 OF 11
PROJECT:	19010

DATE: _____
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.



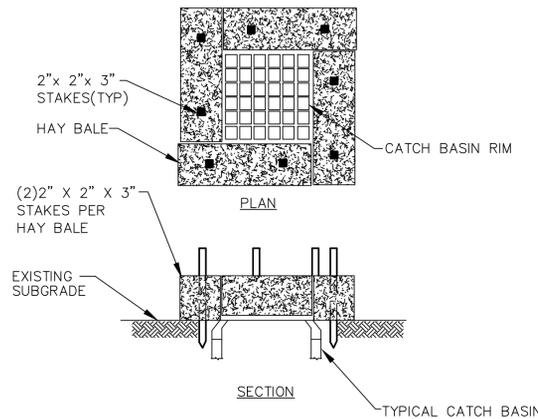
PROFILE VIEW OF STRUCTURE LINED WITH STRAW HAYBALES

NOT TO SCALE

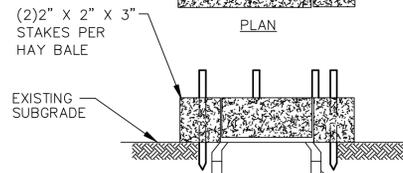


SILTATION BARRIER

CROSS SECTION NOT TO SCALE



2" x 2" x 3" STAKES (TYP)
HAY BALE
CATCH BASIN RIM



TYPICAL CATCH BASIN

- NOTES:**
1. INSTALL HAY BALES FOR TEMPORARY SILTATION CONTROL.
 2. PERFORM BUILDING AND SITE CONSTRUCTION.
 3. CLEAN OUT CATCH BASINS AND DRAINAGE MANHOLES AFTER COMPLETION OF CONSTRUCTION.
 4. RESTORE ALL DISTURBED AREAS.
 5. LOAM AND SEED ALL DISTURBED AREAS.
 6. REMOVE TEMPORARY EROSION CONTROL AFTER VEGETATION IS ESTABLISHED.

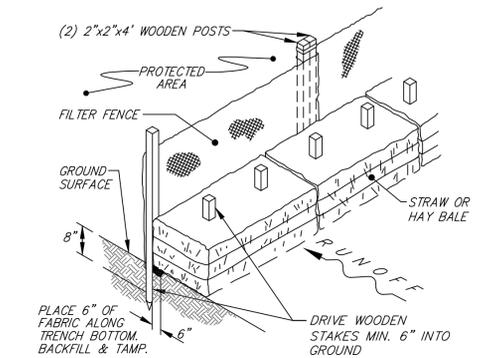
CATCH BASIN INLET SILTATION CONTROL DETAIL

NOT TO SCALE

- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

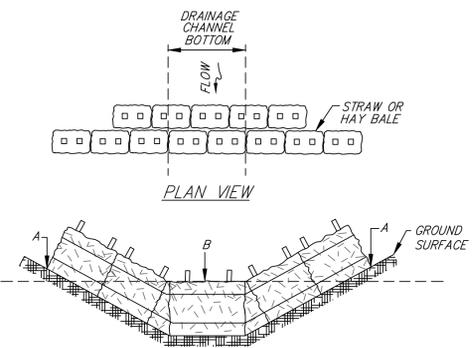
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



HAY BALE AND SILT FENCE BARRIER

ISOMETRIC VIEW NOT TO SCALE

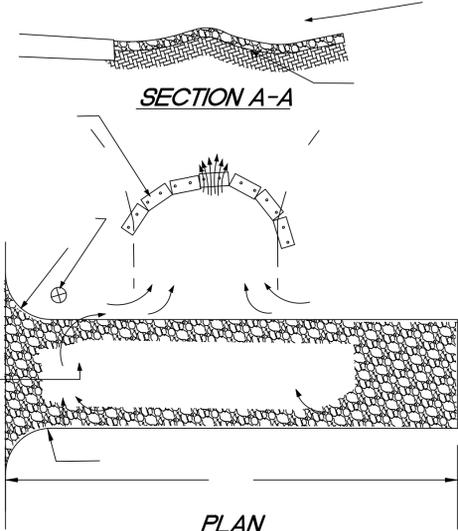


PLAN VIEW

GROSS SECTION

HAY BALE CHECK DAM

NOT TO SCALE

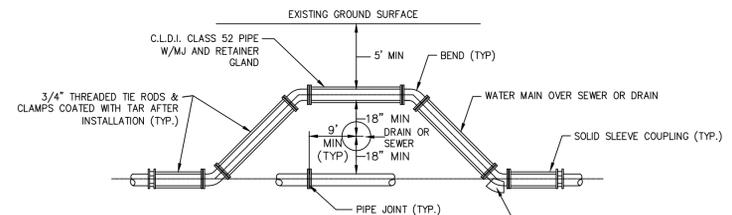


SECTION A-A

PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

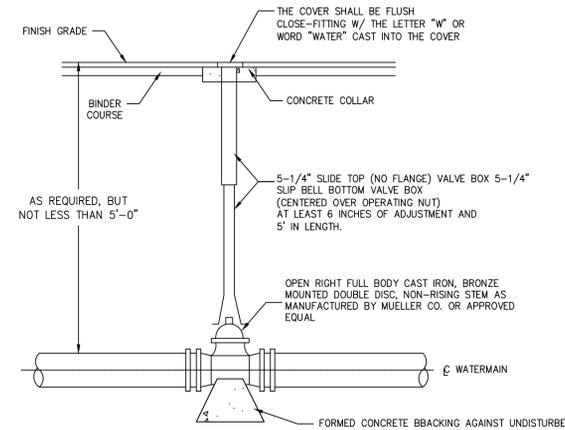
NOT TO SCALE



WATER MAIN CROSSING WITH SEWER OR DRAIN

N.T.S.

- NOTES:**
1. BENDS TO BE UTILIZED ONLY WHEN DEFLECTION CANNOT ACHIEVE REQUIRED DEPTH.
 2. ALL TEES, GATES AND BENDS ARE TO BE RODDED W/ MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS.



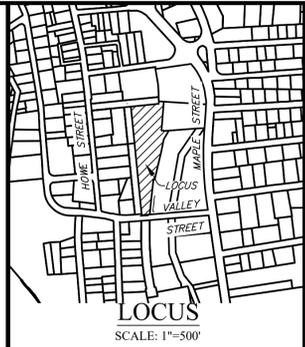
TYPICAL GATE VALVE

N.T.S.

- NOTES:**
1. PROVIDE RESTRAINTS FOR MECHANICAL JOINTS (MEGALUG, RODS OR APPROVED EQUAL)
 2. GATE VALVE MUST CONFORM TO THE LATEST REVISIONS OF AWWA STANDARD C-509

CITY OF MARLBOROUGH
PLANNING BOARD APPROVAL

DATE: _____
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City of Marlborough Planning Board

PLANNING BOARD

Sean N. Fay, Chair
Barbara L. Fenby
James Fortin
Patrick Hughes
George LaVenture
Christopher Russ

Katlyn LeBold, Administrator
(508) 624-6910 x33200
klebold@marlborough-ma.gov

December 18, 2025

The Honorable Danielle Gregoire
Massachusetts State House
24 Beacon Street
Boston, MA 02133

Dear Representative, Gregoire:

On behalf of the City of Marlborough Planning Board, we extend our sincere thanks to you for your time, attention, and assistance in facilitating the approval of the Home Rule Petition, *An Act Providing Simplified Procedure for the Layout and Acceptance of Subdivision Roads in the City of Marlborough*.

Your guidance throughout the legislative process was instrumental in the successful passage of this measure. The enactment of this legislation will provide the City with a more efficient and effective framework for the acceptance of unaccepted subdivision roads, benefiting residents, and municipal operations alike.

We are grateful for your advocacy for the City of Marlborough, and for your willingness to work collaboratively with the Planning Board and City Council to advance legislation.

Respectfully,

Sean N. Fay, Chairperson

George LaVenture, Clerk

Barbara L. Fenby

James Fortin

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klebold@marlborough-ma.gov

December 18, 2025

The Honorable Carmine Gentile
Massachusetts State House
24 Beacon Street
Boston, MA 02133

Dear Representative, Gentile:

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klebold@marlborough-ma.gov

December 18, 2025

The Honorable James Eldridge
Massachusetts State House
24 Beacon Street
Boston, MA 02133

Dear Senator Eldridge:

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